

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax: (802) 863-0466

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
Caitlin Halpert
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, October 20, 2020, 5:00 PM

PUBLIC HEARING NOTICE

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/86710891787?pwd=YVF0TjAzNkF6bkhFalZndVFHUTZFdz09>

Webinar ID: 867 1089 1787

Password: 842557

Telephone: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or
+1 669 900 6833 or +1 253 215 8782

- 1. 21-0287CA/CU; 119 Spruce Street (RL, Ward 6S) Chris Khamnei**
Demolish garage and replace with garden shed. Siding alteration. Remove and replace one window.
- 2. 21-0291SD; 90 Cottage Grove (RL, Ward 4N) Marc and Jessica Valin**
Combined preliminary/final plat review of 2-lot subdivision.
- 3. 21-0319CU; 77-79 Buell Street (RH, Ward 8E) Ellis McArdle**
Establish bed and breakfast use.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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 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/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

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 Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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Agenda

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent**
 1. **21-0319CU; 77-79 Buell Street (RH, Ward 8E) Ellis McArdle**
Establish bed and breakfast use. (Project Manager: Scott Gustin)
 2. **21-0291SD; 90 Cottage Grove (RL, Ward 4N) Marc and Jessica Valin**
Combined preliminary/final plat review of 2-lot subdivision. (Project Manager: Scott Gustin)
- V. **Public Hearing**
 1. **21-0287CA/CU; 119 Spruce Street (RL, Ward 6S) Chris Khamnei**
Demolish garage and replace with garden shed. Siding alteration. Remove and replace one window. (Project Manager: Scott Gustin)
 2. **19-0980CA/MA; 110 Riverside Ave (NAC-RC, Ward 1E) Sisters & Brothers Investment Group LLP**
57-unit apartment building with underground parking. (Project Manager: Scott Gustin)
 3. **21-0076CA/CU; 400 North St (RL, Ward 1E) William McKenna**
Continued hearing to remove garage; construct accessory dwelling unit in backyard; driveway and parking reconstruction. (Project Manager: Ryan Morrison)
- VI. **Adjournment**

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Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: October 20, 2020
RE: 21-0291SD; 90 Cottage Grove

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.**

Zone: RL Ward: 4N

Owner/Representative: Marc Valin

Request: Combined preliminary & final plat review of a 2-lot subdivision; no proposed development.

Applicable Regulations:

Article 4 (Zoning Maps & Districts), Article 6 (Development Review Standards), Article 10 (Subdivision Review)

Background Information:

The applicant is seeking combined preliminary and final plat approval to subdivide an existing lot into two lots. The property contains a single family residence and a detached garage/shed. The existing home will remain on 90 Cottage Grove, and the newly created 94 Cottage Grove will be vacant. The detached garage/shed will be demolished under separate permit.

This proposal has been forwarded to the City Engineer, the Burlington Fire Marshal, and the Director of the Parks & Recreation Department as required. As no development is proposed, no concerns have been noted.

Previous zoning actions for this property are noted below.

- **Zoning Permit 01-219;** Determination request to recognize existing lot. Denied November 6, 2000.
- **Zoning Permit 18-0493LL;** Lot line adjustment with adjacent 80 Cottage Grove. Approved March 22, 2018.

Recommendation: **Consent Approval** as per, and subject to, the findings and conditions below:

I. Findings

Article 4: Zoning Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

The RL district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. The district is typically characterized by a compact and cohesive residential development pattern of the respective neighborhood's development history. The property is located in the RL zone. The existing single family home will remain unchanged. The newly created lot will be vacant. **(Affirmative finding)**

(b) Dimensional Standards & Density

The minimum lot size in the RL zone is 6,000 sf for a single family use and 10,000 sf for a duplex use. Both proposed lots will exceed 10,000 sf.

Minimum required lot frontage is 60.' Both parcels will have 60' of road frontage.

The front yard setback for the residence will remain unchanged. The minimum required side yard setbacks will become 6'. As proposed, side yard setbacks will be ~ 20' and ~ 10.' The rear yard setback will remain unchanged. The garage/shed straddles the proposed property boundary separating the two lots. This structure will be demolished under separate permit so as to not encroach into required setbacks. The driveway will remain and will provide shared access to the two properties. As a shared driveway, it may encroach into the side yard setback per Sec. 5.2.5 (b) 7.

After the subdivision, lot coverage on 90 Cottage Grove will increase to 14.6%, below the maximum coverage allowance of 35%. The new lot at 94 Cottage Grove will be vacant.

Building height remains unchanged. **(Affirmative finding)**

(c) Permitted & Conditional Uses

No new construction is included in this proposal. Single family dwellings are permitted uses in the RL zone, while duplexes are conditional uses. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

A. Encroachment for Residential Driveways

Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

2. Height

A. Exceptions in the Waterfront RM District

Not applicable.

3. Lot Coverage

A. Exceptions for Accessory Residential Features

Not applicable.

4. Accessory Residential Structures and Uses

An accessory structure and/or use as provided under Sec. 5.1.1 and 5.1.2 customarily incidental and subordinate to a principal residential use, including but not limited to private garages, carriage houses, barns, storage sheds...

Not applicable.

5. Residential Density

Not applicable.

6. Uses

Not applicable.

7. Residential Development Bonuses

Not applicable.

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Sec. 6.1.2, Review Standards

(a) Protection of important natural features

The subdivision will have no impact on important natural features. The property contains no identified significant natural features. **(Affirmative finding)**

(b) Block size and arrangement

Not applicable.

(c) Arrangement of Lots

Both lots will front on Cottage Grove and will be in a side-by-side arrangement similar to neighboring properties. **(Affirmative finding)**

Interior lot lines extending from a street should be perpendicular or radial to the street right-of-way line to the greatest extent possible.

The new property line dividing the parcel is perpendicular to Cottage Grove. **(Affirmative finding)**

(d) Connectivity of streets within the city street grid

Not applicable.

(e) Connectivity of sidewalks, trails, and natural systems

Not applicable.

Article 10: Subdivision Review

Sec. 10.1.7, Combined Preliminary and Final Plat

For subdivisions that will create fewer than five (5) lots or dwelling units, and are not otherwise subject to consideration under Major Impact Review pursuant to the provisions of Article 3, Part 5 or Planned Unit Development pursuant to the provisions of Article 11, the applicant may request, and the DRB may authorize the hearings on preliminary and final subdivision plats to be combined into a single public hearing.

In such cases, the submission requirements for final subdivision plats pursuant to Sec. 10.1.9 shall be met at the time of application, and decisions by the DRB shall be based on the project's conformance with the review criteria for both preliminary (Sec. 10.1.8(d)) and final plats (Sec. 10.1.9(d)).

The proposed subdivision is for two lots and qualifies to be considered in a combined hearing.
(Affirmative finding)

Sec. 10.1.9, Final Plat Review

(a) Final Plat and Construction Detail Submission Requirements

6. Final Plat Specifications

This criterion requires that the final plat plan be drawn at a scale of 1" = 40' and be on sheets sized 24" x 36" with one inch margins on three sides and a two inch margin on the side to be bound. The final plat plan will need to meet these scale and margin size requirements. **(Affirmative finding as conditioned)**

(d) Review Criteria

1. The requirements of the underlying zoning district(s) and all applicable overlay district(s) as set forth in Article 4

See Article 4 of these findings.

3. The requirements of Article 5 with regard to Special Uses and Performance Standards as applicable

Not applicable.

4. The land division and site development principles and design standards in Article 6.

See Article 6 of these findings.

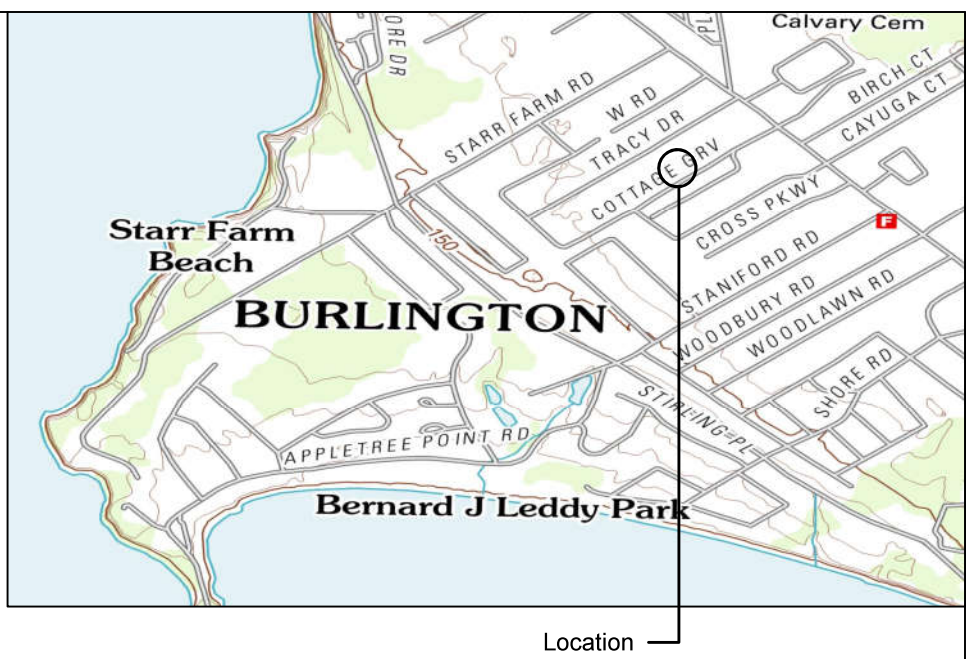
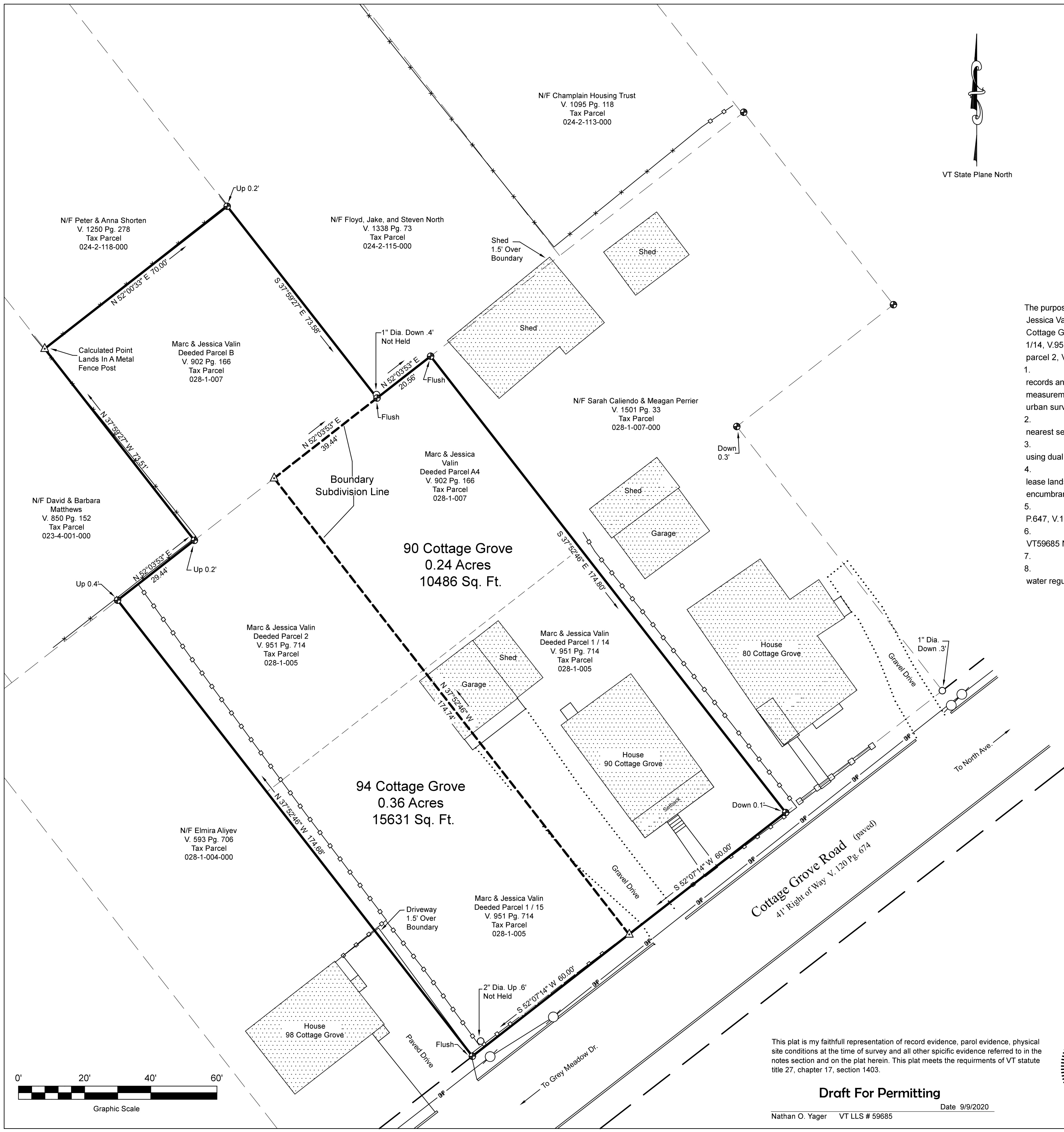
Sec. 10.1.11, Recording of Final Plats

(a) Certifications and Endorsement

Prior to recording the mylar, all of the required endorsement blocks must be depicted on the subdivision plat and signed by the appropriate individuals. **(Affirmative finding as conditioned)**

II. Conditions of Approval

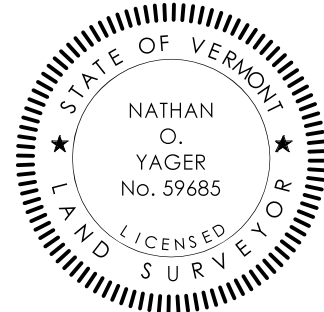
1. **Within 180 days of the date of final approval**, the subdivision plat mylar, with all applicable endorsement signatures, shall be filed with the City Clerk per Sec. 10.1.11 of the Comprehensive Development Ordinance. Failure to do so shall render void the final plat approval.
2. **Prior to filing the mylar** in the city land records, the subdivision plat shall be revised to reflect the following:
 - a. Deletion of the detached garage/shed from the subdivision plat;
 - b. Sheet size of 24" x 36" with one-inch margins on three sides and a two-inch margin on the side to be bound;
 - c. A scale of 1" = 40;' and,
 - d. Obtain signatures for all certifications and endorsements required under Sec. 10.1.11 (a) of the Comprehensive Development Ordinance. These signature blocks shall be included on the final subdivision plat.
3. No new construction is included in this subdivision approval.
4. Standard permit conditions 1-15.



- Notes
- The purpose of this boundary subdivision plat is to divide the lands owned by Marc and Jessica Valin located at 90 Cottage Grove Road into two parcels, 90 Cottage Grove and 94 Cottage Grove. Parcel 90 will consist of deeded parcel A4, V.902 Pg.166 and deeded parcel 1/14, V.951 Pg.714. Parcel 94 will consist of deeded parcel 1/15, V.951 Pg.714, deeded parcel 2, V.951 Pg.714, and deeded parcel B, V.902 Pg.166.
1. This plat is based on records researched in the city of Burlington, VT, land records and a closed loop traverse using a total station in combination with survey grade GPS measurements completed on 9/9/2020. Accuracy of measurements meet the standards for a urban survey.
 2. Distances are shown to the hundredth of a foot and bearings are shown to the nearest second for mathematical closure purposes only.
 3. Bearings shown are in reference to Vermont State Plane North established using dual frequency survey grade GPS observations on site.
 4. An attempt has been made to identify or delineate easements, rights of way, lease lands, encroachment, etc. observed in the field or found in the land records. Additional encumbrances may exist that are not shown on this plat.
 5. Map references: survey plat slide numbers in the Burlington land records: V.120 P.647, V.140 P.129, V.140 P.418, V.134 P.183, slide 335, slide 431.
 6. Capped rebar set are 5/8" dia with aluminum cap "Latitudes Land Survey VT59685 NH1005" set as noted to existing grade.
 7. All parcels are in zoning district RL (Residential-Low Density).
 8. This plat is not a claim of compliance with state or local wastewater or potable water regulations.

- Legend
- Rebar Set
 - Pipe Found As Noted
 - Wood Fence
 - ✱ Metal Fence
 - Utility Pole
 - Boundary Subdivision Line
 - Boundary Line
 - △ Calculated Point

Boundary Subdivision
Lands Of
Marc & Jessica Valin
90 Cottage Grove Road,
Burlington, Vermont



LATITUDES Land Surveying
1 Mill St. Suite 169, Burlington, VT
latitudeslandsurveying.com

Date
9/9/2020
Scale
1"=20'
Project
#02717

This plat is my faithfull representation of record evidence, parol evidence, physical site conditions at the time of survey and all other specific evidence referred to in the notes section and on the plat herein. This plat meets the requirments of VT statute title 27, chapter 17, section 1403.

Draft For Permitting

Nathan O. Yager VT LLS # 59685 Date 9/9/2020

Department of Permitting & Inspections

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TO: Development Review Board
FROM: Scott Gustin
DATE: October 20, 2020
RE: 21-0319CU; 77-79 Buell Street

=====

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Zone: RH Ward: 8E

Owner/Applicant: Ellis McArdle

Request: Establish a short term rental (bed & breakfast). No construction proposed.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews), Article 4 (Zoning Maps and Districts), Article 8 (Parking)

Background Information:

The applicant is requesting approval to convert one dwelling unit within a triplex to a short term rental (presently handled as a "bed & breakfast). No development is included. The use is in place already.

There are no previous zoning actions for this property.

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

I. Findings

Article 3: Applications, Permits, and Project Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

- 1. Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

The conversion of one dwelling unit within the triplex to a short term rental has no appreciable impacts on existing or planned public utilities, services, or facilities. The applicant is advised to check with VT DEC as to whether a state wastewater permit is needed. **(Affirmative finding as conditioned)**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The property is located within the residential – high density zone. The neighborhood consists of residential properties of varying unit counts and of similar developmental intensity. The subject unit will continue to serve as a place for people to stay, except that it will serve occupants on a short term basis rather than long term. **(Affirmative finding)**

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

As noted above, the unit will continue to serve as a place for people to stay within the neighborhood, albeit on a short term basis. The short term rental use is not expected to generate nuisance impacts from noise, odor, dust, and the like. **(Affirmative finding)**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

Little change in traffic is expected. The unit configuration remains unchanged. Rather than residents arriving and departing, short term guests will arrive and depart within established timeframes. **(Affirmative finding)**

5. *The utilization of renewable energy resources;*

No part of this application would prevent the use of wind, water, solar, or other renewable energy resources. **(Affirmative finding)**

6. *Any standards set forth in existing City bylaws and city and state ordinances;*

The short term rental must adhere to the life safety standards and provide payment of applicable rooms and meals taxes as per the State of Vermont. **(Affirmative finding as conditioned)**

(b) Major Impact Review Standards

Not applicable.

(c) Conditions of Approval:

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

The short term rental is not expected to produce adverse effects in need of mitigation.

(Affirmative finding)

2. *Time limits for construction.*

No construction timeline or phasing are included in this proposal. **(Affirmative finding)**

3. *Hours of operation and/or construction to reduce the impacts on surrounding properties.*

The short term rental is offered year-round. Guests are instructed to arrive after 4:00 PM (and to avoid late arrivals) and to depart by 10:00 AM. **(Affirmative finding)**

4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,*

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

5. *Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

Not applicable.

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(5) Residential High Density (RH)

The Residential High Density (RH) district is intended primarily for high density attached multi-family residential development. Large buildings containing multiple dwelling units with high lot coverage are anticipated. The existing triplex is consistent with this intent. Conversion of one dwelling to short term use remains consistent. **(Affirmative finding)**

(b) Dimensional Standards and Density

Not applicable.

(c) Permitted and Conditional Uses

The “bed and breakfast” (short term rental) use is conditional in the RH zone. Owner occupancy is required, and up to 5 rooms may be let. In this case, the applicant is the owner and lives onsite. The short term rental is comprised of a 1-bedroom apartment within the building. **(Affirmative finding)**

(d) District Specific Regulations

Not applicable.

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The 1-bedroom “bed & breakfast” requires 1 parking space in this Neighborhood Parking District, whereas the dwelling unit it replaced required 2 parking spaces. The application represents 6 onsite parking spaces (3 within the garage and 3 within the driveway), but 5 appear to be more realistic. In either case, onsite parking remains unchanged, and required parking is reduced by 1 space. **(Affirmative finding)**

II. Conditions of Approval

1. The short term rental must adhere to the life safety standards and provide payment of applicable rooms and meals taxes as per the State of Vermont.

2. A state wastewater permit may be required. It is the applicant's responsibility to inquire with VT DEC as to whether such permit is necessary.
3. 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, and shall meet all energy efficiency codes of the city and state as required.
4. Standard permit conditions 1-15.

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TO: Development Review Board
FROM: Scott Gustin
DATE: October 20, 2020
RE: 21-0287CA/CU; 119 Spruce Street

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Zone: RL Ward: 6S

Owner/Applicant: Chris Khamnei

Request: Remove garage and pantry addition on rear of structure. Install garden shed. Remove aluminum siding, replace and install window.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews), Article 4 (Zoning Maps and Districts), Article 5 (Citywide General Regulations)

Background Information:

The home at 119 Spruce Street was constructed circa 1895 and is included in the Vermont Register of Historic Places. The detached garage, which has been demolished, was not part of the original construction. It first shows up in the 1942 Sanborn Map and also appears in early aerial imagery dating to 1962. The historic listing notes construction circa 1920. Construction in the 1940's is consistent with the applicant's assertion that it was built some 50 years following construction of the residence. The age of the pantry is unclear; however, it appears in the first Sanborn map of the area dating to 1919.

This application follows a similar previous application for more extensive work that was denied due to insufficient project plans. This current application is after-the-fact to demolish the garage and rear pantry addition. The aluminum siding has already been removed as well. A garden shed is to be installed where the detached garage stood, and a new window will be installed in the home while an existing window is to be removed and infilled.

The demolition work occurred in or around June 2020. Demolition of historic structures requires Conditional Use Review, per Section 5.4.8 (d) of the Comprehensive Development Ordinance.

Previous zoning actions for this property are noted below:

- 9/4/20, Denial to remove garage and pantry addition and construct new garage and driveway
- 5/14/20, Approval of boundary line adjustment and driveway reconfiguration
- 2/22/16, Approval for window replacement and dormer construction

Recommendation: Certificate of appropriateness and conditional use approval as per, and subject to, the following findings and conditions.

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

- 1. Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

The demolition and new construction will have no effect on this criterion. **(Affirmative finding)**

- 2. The character of the area affected as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the municipal development plan;*

This is a low density residential district; the loss of a characteristically small detached garage located in the backyard will not result in a loss of residential units or overall character of the zoning district. Replacement with a garden shed of similar scale in the same location will retain the primary/secondary relationship between the home and the detached garage. Removal of the rear pantry will not affect the use of the residence as a single family home. **(Affirmative finding)**

- 3. The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

Demolition and replacement included in this application is not expected to generate nuisance impacts from noise, odor, dust, and the like. **(Affirmative finding)**

- 4. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

There is no anticipated change to traffic. **(Affirmative finding)**

- 5. The utilization of renewable energy resources;*

No part of this application would prevent the use of wind, water, solar, or other renewable energy resources. **(Affirmative finding)**

- 6. Any standards set forth in existing City bylaws and city and state ordinances;*

Building permits are required for the work included in this application. **(Affirmative finding as conditioned)**

(b) Major Impact Review Standards

Not applicable.

(c) Conditions of Approval:

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

Demolition and replacement work will not produce adverse effects in need of mitigation.

(Affirmative finding)

2. Time limits for construction.

No construction timeline or phasing are included in this proposal. A shortened 1-year timeframe will apply for the zoning permit, as it addresses a violation (demolition without first obtaining a zoning permit). **(Affirmative finding as conditions)**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.

Hours of operation are not applicable for use of the private accessory garage.

Construction hours are not specified. Typical construction hours in residential areas are Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No work on Sunday. **(Affirmative finding as conditioned)**

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

Not applicable.

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(1) Residential Low Density (RL)

The Residential Low Density (RL) district is intended primarily for low density residential development in the form of single family detached dwellings and duplexes. In this case, the existing use as a single detached dwelling will not change. **(Affirmative finding)**

(b) Dimensional Standards and Density

Residential density remains unchanged at 1 dwelling unit.

The most recent zoning permit for the property, for a lot line adjustment, driveway removal, and new driveway installation, noted 23% resultant lot coverage. The only thing in this new application that affects lot coverage is the new shed. Given its size similar to the garage it will replace, minimal change in lot coverage is expected. The site plan notes a reduction from 19% to

16.5% lot coverage. This reduction seems unlikely. Lot coverage information needs to be confirmed.

The proposed garden shed must be set back at least 5' from the side and rear property lines. Side yard setbacks appear compliant. The proposed rear yard setback appears to be 4' and needs to be adjusted slightly to a full 5.'

The proposed garden shed is ~12' tall to the midpoint of the rise of the gable roof. **(Affirmative finding as conditioned)**

(c) Permitted and Conditional Uses

The permitted single family home use remains unchanged. **(Affirmative finding)**

Article 5: Citywide General Regulations

Part 4: Special Use Regulations

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

The residence at 119 Spruce Street is listed in the National Register of Historic Places. Therefore, the following standards apply to the proposed alterations.

(b) Standards and Guidelines:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The residence is a single detached dwelling. The use will remain unchanged. **(Affirmative finding)**

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The aluminum siding wrapping the structure has been removed to expose the original wooden clapboard siding. The clapboards will be repaired as needed. Removal of the rear pantry will be imperceptible from the street. **(Affirmative finding)**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features are proposed. **(Affirmative finding)**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The garage was not part of the original construction of the residence but is included in the historic register. See item (d), *Demolition of Historic Structures*, below.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The un-original aluminum siding has been removed, and the wooden clapboard siding underneath has been revealed and repaired as needed. Minimal alteration to fenestration is proposed. A single window on the south (rear) elevation will be removed and infilled with siding to match. One new window will be installed on the south (side) elevation. The proposed window is acceptable clad wooden construction with factory-adhered exterior/interior muntins with pattern to match the adjacent window. **(Affirmative finding)**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

Except for the rear pantry to be removed, no historic features are proposed to be removed or replaced. **(Affirmative finding)**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

None are identified in submission materials. **(Affirmative finding)**

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The property is of no known archaeological significance. **(Affirmative finding)**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

Minimal alteration to the residence is proposed. One window will be removed and infilled, and another window will be installed as noted above. **(Affirmative finding)**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

See above.

(d) Demolition of Historic Buildings:

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

See criterion B below.

or,

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; The demolished garage was fairly small as a single bay, one story structure. The applicant asserts that the concrete foundation had failed and has provided photographs that show substantial cracking and disintegration. The applicant also asserts that the tin roof leaked and lead to structural damage of the wooden framing underneath. The applicant opted to demolish the garage following removal of the shared driveway approved under previous permit. Without a driveway, the structure became unusable as a garage. This new application includes a proposed garden shed to replace the garage.

Similarly for the pantry, the applicant asserts that the roof leaked, and wood rot was evident. The pantry was a small rear appendage to the residence and is not specifically mentioned as character defining feature in the historic listing for the property. **(Affirmative finding)**
or,

C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition. See criterion B above.

And all of the following:

D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

Demolition of the detached garage does not substantially impact the historic home. It was located relatively far behind the home in the backyard. Its significance was as a typical example of an “automobile shed” of the immediate post-war years. No unique architectural features of the garage are included in the listing. A photo of the garage about to be demolished has been provided for documentation.

Similarly, removal of the pantry has little impact on the residence. It was a small, single story feature located in the rear and could not be viewed from the street. Photo documentation has been provided as a minimal amount of mitigation. **(Affirmative finding)**

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington’s architectural history;
See D. above.

and,

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

- (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*
- (ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,*

(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

The applicant proposes a garden shed as a replacement for the demolished detached garage. Its placement in the same location and its similar scale to the garage reflects the long-standing development pattern on this property. **(Affirmative finding)**

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

There has been no such deed restriction proffered; nor is it warranted. **(Affirmative finding)**

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

Demolition has occurred. The opportunity for salvage or reuse has passed. **(Not applicable)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, proposed lot coverage % shall be confirmed, subject to staff review and approval.
2. Construction hours in residential areas are Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No work on Sunday.
3. All work included in this permit shall be complete within 1 year of the date of approval.
4. 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, and shall meet all energy efficiency codes of the city and state as required.
5. Standard permit conditions 1-15.

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/DPI/>

Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Theodore Miles, Zoning Compliance Officer
Ryan Morrison, Associate Planner
Charlene Orton, Permitting & Inspections Admin
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk



MEMORANDUM

To: Development Review Board

From: Mary O'Neil & Scott Gustin, Principal Planners

Date: October 20, 2020

RE: ZP19-0980CA/MA, 110 Riverside Avenue

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 Number: ZP19-0980CA/MA

Zone: NAC-R **Ward:** 1

Date application accepted: June 12, 2019 (incomplete) June 28, 2019 (complete)

Date traffic study received: November 12, 2019

Applicant/ Owner: G4 Design Studio/Sisters and Brothers Investment Group / Joe Handy

Request: Reapplication to demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Originally approved with amended conditions, July 2, 2013. Two time extensions procured; permit expired without exercise.

NPA Review Date: May 8, 2019.

Background:

- **ZP18-1007AP** (ZP13-0680CA/MA); Administrative determination that Zoning Permit 13-0680CA/MA had expired. Appeal of administrative decision; Upheld up DRB June 2018; appealed to Vermont Superior Court Environmental Decision. Agreement reached December 27, 2018' Stipulation of Dismissal with Prejudice January 3, 2019.

- ZP13-0680CA/MA, 2nd DRB Time Extension July 25, 2016.
- Application filed for Act 250 June 30, 2015. Per **Section 3.2.9 (f), Exception to Permit Time Limits:** *Except for projects subject to additional state or federal permitting jurisdiction, or which have been appealed to Vermont Environmental Court pursuant to the requirements of Article 12, there shall be no exceptions to the time limits specified in Section 3.2.9 (d) and (e) unless longer or shorter time limits are specifically imposed as permit conditions of approval by the DRB at the time of approval.*

For projects subject to additional state or federal permitting jurisdiction, the date of decision shall be deemed to be the latest date of decision of the state or federal permitting authority.

The application for Act 250 review tolled the approval date. Act 250 approval date July 21, 2016.

- **ZP13-0650CA.MA;** One Year Time Extension approved by DRB June 3, 2014.
- **ZP13-0650CA.MA;** Demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Approved April 23, 2013; hearing re-opened; approved with amended conditions, July 2, 2013.
- **ZP 13-0129; Sketch Plan** review of project. Reviewed by DRB September 18, 2012.
- **Zoning Permit 05-065SN;** 4' x 6' parallel sign for M & H Auto. Approved August 2004.
- **Zoning Permit 04-314;** Increase number of display cars from 25 to 45 and decrease 10 spaces for repair business to 6 spaces. Approved January 2004.
- **Zoning Permit 01-318 / COA 097-029;** Installation of a new nonilluminatd parallel sign over the entry of the existing used car sales establishment within the existing commercial complex. No change in use. Approved February 2001.
- **Zoning Permit 99-362;** Change of use from vacant commercial to auto and light truck repairs. No exterior changes proposed to the structure. Site currently contains a used auto dealer. Approved March 1999.
- **Zoning Permit 99-419 / COA 097-029B;** Installation of a nonilluminated freestanding sign for the existing auto and light truck repair facility. Approved April 1999.
- **Zoning Permit 99-570 / COA 097-029C;** Installation of two signs for the existing auto repair facility. Approved June 1999.
- **Zoning Permit 98-311 / COA 097-029;** replacement of existing sign faces at existing auto sales building. Approved January 1998.
- **Zoning Permit 98-310 / COA 097-029B;** Change of use from retail (see COA 97-029) to used car sales. Maximum outdoor storage of 25 cars. Approved January 1998.
- **Zoning Permit 97-460 / COA 097-029A;** Partial demolition of the existing structure and parking area to facilitate improvements included in COA 97-029. Approved May 1997.

- **Zoning Permit 97-274 / 097-029;** Renovation to the existing commercial complex, addition to create multiple retail storefronts. 1987 net new square feet. Approved January 1997.
- **Zoning Permit 88-031;** one internally illuminated aluminum sign. Approved August 1988.
- **Zoning Permit COA 87-199;** Convert building to auto body shop; minor exterior work. Approved January 1988.
- **Zoning Permit 87-746 / COA 87-199A;** install one sign. Approved April 1988.
- **Zoning Permit 85-491;** construct a chain fence 4' to run along the west boundary of the property. Approved October 1985.
- **Zoning Permit 84-446 / COA 84-118;** Remove front wall of plate glass and replace with 2 x 6 frame, insulate and finish exterior with vinyl siding. Install thermopane picture window. Approved September 1984.
- **Zoning Permit 84-328 / COA 84-088;** construct 30 x 30' one story building to be used as a repair shop to replace a building of the same size and use that was destroyed by fire 4 months previous. Approved July 1984.
- **Zoning Permit 82-546;** parallel sign for "First Quality Carpets." Approved December 1982.
- **Zoning Permit 82-525;** To establish a floor covering and home decoration store. Prior use was a furniture store. Approved December 1982.
- **Zoning Permit 82-344 / COA 82-75;** Change pitch of roof. July 1982.
- **Zoning Permit 82-337 / COA 82-73;** establish use as a building supply and material retail outlet – dealing in hot tubs and plumbing fixtures for residential installation. 1000 sq ft devoted to retail use. Approved July 1982.
- **Zoning Permit 81-292;** Change of use from automobile retail business into a furniture retail business. No structural alterations. Approved December 1980.
- **Zoning Permit 78-162;** Used car sales, service and repair. Build partitions and 3 phase electric power in order to create car painting stalls in existing large garage. No additional coverage. Paint shop presently exists in the small garage at 110 Riverside. Issued October 1978.
- **Zoning Permit 75-891? ;** Erect a pylon sign flat against the building. May 1975.

- **Zoning Permit**, erect a 30' x 60' addition on the north side of the existing garage and remodel the front of the showroom.
Issued August 1971.

Overview:

The application for a 57 unit residential building was originally approved in 2013, with 32 permit conditions. Despite several time extensions, the permit expired. The applicant has re-applied to raze all buildings on this corner site and develop a multi-story 57 unit residential building with 60 parking spaces, 48 of those provided under the building and 12 more on a small surface lot.

(Revised parking, Plan A1-1. 8/1/19). 25% of the units (14) are intended to be low to moderate income Senior Housing to qualify for the additional height bonus.



The Development Review Board considered this application at their November 19, 2019 meeting. The Board closed the public hearing, but upon deliberating the Board acted to re-open the public hearing to receive additional information relative to shoring work at the back of the property and as to stormwater. Additional information was provided, and the project plans were revised slightly as well to relocate a dumpster enclosure out of the residential/NMU zone district setback.

The Development Review Board subsequently considered this application at the February 19, 2020 meeting. The Board again closed the public hearing and deliberated. Upon deliberation, the Board found the additional information to be insufficient and moved to re-open the public hearing to receive additional information as to:

- Current stormwater review based on current conditions;
- City Arborist comments as to trees affected by the project; and,
- City engineer review of the proposed shoring system.

This application has been pending since its July 16, 2019 review with the DRB. Per Sec. 3.2.5, *Completeness of Submission, Administrator's Action*, action may be deferred for up to 6 months. Up to two 3-month extensions may be granted by the Development Review Board. In re-opening the hearing in February 2020, the Board granted an initial extension of the timeline for review. The Coronavirus pandemic led to a declared state of emergency that suspended permit timelines for 90-days.

A second, and final, 3-month extension was granted by the Development Review Board on July 21, 2020. Between the timelines established in Sec. 3.2.5 and the 90-day suspension of timelines related to the state of emergency, this application has been pending for 15 months and expires this month. No further extensions are possible.

The applicant has requested an additional deferral. As noted above, no further extensions are possible. The Development Review Board must act on the application following this October 20 meeting. Of the items identified by the Development Review Board on February 19, 2020 to

address, only stormwater management remains outstanding. It remains unsatisfactorily addressed in the current project plans.

Changes to these findings since the most recent DRB review are **noted in red**.

Recommended motion: **Certificate of appropriateness denial** as per, and subject to, the following findings.

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. There are a significant number of open permits, all of which must be closed out with issuance of Certificates of Occupancy. See attached list. **Affirmative finding as conditioned.**

Article 3: Applications, Permits, and Project Reviews

Section 3.2.1 (d) Pre-application Neighborhood Meeting

The applicant has provided evidence of an NPA meeting May 8, 2019. **Affirmative finding.**

Sec. 3.2.5 Completeness of Submission, Administrator's Action

This section limits application reviews to 6 months with provision for up to two 3-month time extensions for DRB applications. The initial 6 months have run, and two 3-month time extensions have been granted. In addition, there was a 90-day suspension of permit timelines starting in March 2020 due to the COVID-19 state of emergency. In all, this application has been pending for 15 months.

The applicant requests additional deferral now. The applicant asserts that the application has never been deemed complete and that, in any event, the application continues to be modified and, therefore, restarts the review clock with each revision. Appellant's argument ignores the plain language of the ordinance. "An application for a zoning permit shall not be complete until all submission requirements have been provided to the satisfaction of the *administrative officer*." Sec. 3.2.5 (emphasis added). This was done, and the application was deemed complete June 28, 2019. Further, the plain language provides that the administrative officer then needs to take action with regard to a complete application within 30 days. This was also done as it was referred to the DRB. Nothing in the plain language of the ordinance indicates that requests for information from the DRB somehow undoes the administrator's action with respect to deemed complete and referral. An interpretation to the contrary would be inconsistent with past practice and lead to illogical results.

Applicant's reliance on the language regarding modifications in the second paragraph is misplaced. The second paragraph of Sec. 3.2.5 pertains to "deemed approved" provisions. That is if the application is not acted up within 30 days by the administrative officer as required by the first paragraph, then the application is deemed approved. The reopening of the clock refers to modifications made during the administrators review period that is during the 30 day clock. This

is completely logical as one does not want an applicant to be able to make a change on day 29 and then have that deemed approved 2 days later as the administrator could not look at it in time. Under the rules of statutory construction, one must look at the whole provision and the intent. Clearly, this sentence regarding modifications is in reference to applications under the 30 day review clock, it is not intended to applications that have been acted on by the administrative officer and referred to the DRB under paragraph 1.

As for modifications to this application, the project application has remained consistent as a 57-unit senior housing complex with related parking and site improvements since its submission. There have been revisions to address comments from the Development Review Board and some on the applicant's initiative. The applicant's assertion that any change to the application materials somehow restarts the application review timeline construes this section to absurd results. **(Adverse finding)**

Part 3: Section 3.3.2 Impact Fees: Applicability

Any new development or additions to existing buildings which result in new dwelling units or in new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Sec. 3.3.4.

Impact fees are assessed for the gross new floor area, with a credit for the existing square footage currently associated with the automobile service use.

As submitted, the estimated Impact Fee calculation:

Estimated Impact Fees (recalculated 11.12.2019, under FY19 schedule):

SF of Project	88,772	Based on Drawing A1-1
	<u>Residential</u>	
Department	Rate	Fee
Traffic	0.196	17,399.31
Fire	0.222	19,707.38
Police	0.044	3,905.97
Parks	0.743	65,957.60
Library	0.460	40,835.12
Schools	0.961	85,309.89
Total	2.626	\$ 233,115.27

Credit for existing service use: 13,666 sq. ft.

	<u>Offices & Other</u>	
Department	Rate	Fee
Traffic	0.676	9,238.22
Fire	0.199	2,719.53
Police	0.351	4,796.77
Parks	0.418	5,712.39
Library	0.000	0.00
Schools	0.000	0.00

Total	1.644	\$ 22,466.91

Estimated Impact Fees Due, based on difference: **\$210,648.36**

Allocation by Department:

Enter Total Fee:	\$210,648.36	
	Residential	
Department	Rate	Fee
Traffic	0.196	15722.42
Fire	0.222	17808.05
Police	0.044	3529.52
Parks	0.743	59600.81
Library	0.460	36899.56
Schools	0.961	77087.99
Total	2.626	\$210,648.35

Article 3.3.3 Exemptions and Waivers

(a) Exemptions

If units are dedicated to Senior Housing (as proposed, for the height bonus), the following exemption will apply:

(b) School Impact Fee Exemption:

That portion of impact fees attributable to school impacts shall not be required for senior citizen housing projects or for that portion of a project where certain units are reserved specifically for the elderly. Any project, or portion thereof, which meets either state or federal guidelines for elderly housing, shall be deemed a senior citizen housing project and eligible for a full or partial waiver of school impact fees.

A waiver of Impact Fees is applicable to affordable housing units:

Sec. 3.3.3 (c) Affordable Housing Waivers

Any residential project containing newly constructed units or substantially rehabilitated housing units that are affordable for households as described in subsections (1), (2) or (3) below are eligible for a waiver of impact fees for that portion of the project. The terms, rules and regulations used herein shall be the same as those defined and specified in this Ordinance pertaining to Inclusionary Zoning (Article 9).

The applicability of any waiver of Impact Fees shall be determined by the Housing Trust Fund Manager in the Community and Economic Development Office. Any such waiver, if determined, will be provided to staff (with the associated square foot measurement) to facilitate an appropriate impact fee assessment. **Affirmative finding as conditioned.**

Sec. 3.3.7 Time and Place of Payment

Impact Fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:

- (a) *New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof. Affirmative finding as conditioned.*

Part 4: Site Plan and Design Review

(a) Site Plan Review, and

(b) Design Review will both be applicable for this project.

Section 3.4.3 Submission Requirements

In addition to the applicable application and submission requirements pursuant to Sec. 3.2.2, all applications for a zoning permit subject to Site Plan and/or Design Review under this Part shall provide any additional information necessary for the adequate review of the proposal under the applicable development principles and standards found in Article 6.

Given the historic use of the property for many decades as an automotive service center, it is appropriate to discern the environmental disposition of the parcel prior to development. The applicant submitted a Phase I study in previous review, which had, been reviewed by the Vermont Department of Environmental Conservation. In July of 2019, a communication from the Verterre Group (Environmental Scientists and Field Services) stated that the property is not currently listed as a State of Vermont DEC identified site. The DEC does have a copy of the Phase I report (prepared by this group) dated February 7, 2013. Verterre proposes being on-site during building demolition to investigate if abandoned tanks, buried lifts, drains, and oil/water separators are present. Any contamination will be brought to the attention of the State of Vermont DEC. Verterre will then conduct a Phase II investigation, with results forwarded to the City and the State of Vermont DEC. Staff recommends constructing a timetable for timely assessment, reporting, and creation of an appropriate plan (Corrective Action Plan, if warranted) before advancing development.

Affirmative finding as conditioned.

Part 5: Conditional Use and Major Impact Review

Sec. 3.5.2 Applicability

(b) Major Impact Review

In Neighborhood Mixed Use districts, Major Impact Review is required for the creation of twenty-five or more dwelling units. The development proposes 57 new residential units. Therefore, Major Impact Review is required.

Sec. 3.5.6 Review Criteria

(c) Major Impact Review Standards:

1. *Not result in undue water, air or noise pollution;*

110 Riverside Avenue has been mis-identified as Site #94-1733 by the Vermont Department of Environmental Conservation. In an email of January 16, 2013, DEC acknowledges the error, but notes the following:

There are other significant potential environmental issues with 110 Riverside property too. It was a filling station at one time and had at least three gasoline underground storage tanks and a few garage bays for auto repairs (likely with floor drains and/or mechanics pits and associated dry wells or other subsurface drainage appurtenances.) From photographs taken

from a UVM archive site, it is apparent that the dispenser pumps are not all located just above the tanks – expanding the areas for potential onsite releases.

While the construction of new residential dwelling units does not immediately trigger alarm, the previous use as commercial / car repair coupled with the expressed concern of the Department of Environmental Conservation warrants attention. There exists the potential for soil contamination, which would have an impact on appropriate soil disturbance as well as storm and groundwater. A Phase I Environmental Site Assessment was submitted to staff March 11, 2013, and the Executive Summary indicates “recognized and historic environmental conditions.” A Phase II is warranted to fully understand the site conditions and to actively pursue a cleanup as recommended by the Conservation Board (and if deemed appropriate by the Department of Environmental Conservation.) The applicant has proposed that Verterre Environmental Scientists be present a building demolition to ascertain risk features (see Section 3.4.3, above), and to conduct a Phase II evaluation, with results forwarded to the City and State DEC. After conferring with staff at the Department of Public Works, staff again recommends construct of a timetable for building demolition, site assessment, soil testing and reporting prior to advancement of a construction timetable to assure a site conducive to redevelopment for residential use. **Affirmative finding as conditioned.**

2. Have sufficient water available for its needs;

A letter dated November 12, 2012 from Burlington’s Department of Public Works informs that Burlington’s water and wastewater treatment facilities have sufficient capacity to handle demand associated with the proposed apartment building. Submission materials reference communication with the Water engineering division, but a companion letter of capacity has not been provided. The application will need to provide renewed confirmation from the Water division to confirm the continued capacity.

Affirmative finding as conditioned.

3. Not unreasonably burden the city’s present or future water supply or distribution system;

See comment above.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

See Secs. 5.5.3 and 6.2.2 (b) as revised.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;

Staff received a revised Traffic Study November 12, 2019, which had received preliminary review by the Department of Public Works. It includes the following:

AM Peak (7:30-8:30 am) - 21trips (5 entering, 16 exiting)

PM Peak (4:30 – 5:30 pm) - 25 trips (16 entering, 10 exiting)

The November 2019 staff report pointed out a discrepancy between these numbers and those in the 2012 traffic assessment. The applicants have responded that the ITE Trip Generation manual in effect in 2012 had a more generic “apartment” code. The current manual divides apartments into low, mid, or high-rise. The current standards are applied to the current traffic analysis.

The Trudell November 2019 traffic analysis asserts the 25 PM trips represents 1.5% of the total PM design hour traffic on Riverside Avenue.

Two driveways are proposed; the eastern driveway will allow both ingress and egress, while the west driveway movements will be limited to right-in only for direct access to the parking garage. A crosswalk featuring pedestrian activated flashing beacons is proposed in front of the proposed project to connect the sidewalk that is currently in front of the project with the multi-use path on the north side of Riverside Avenue. Although project generated traffic volume is low, traffic from the project will make use of the adjacent intersection system (Colchester Avenue / Barrett Street) for which an improvement plan is in place. The applicant has agreed to pay a fair share mitigation fee toward those improvements as part of their already approved Act 250 permit.

Affirmative finding.

6. *Not cause an unreasonable burden on the city's ability to provide educational services;*

Staff made initial inquiries and repeated notifications to the school district when the plan came for 2013 review, and forwarded information as the project progressed through decision. If the entire building is dedicated to senior housing, there will be no impact to educational services, reflected in the exemption from School impact fees. If the 57 units are intended to be divided by 14 senior units (25% of whole, to be eligible for the additional building height) and the remainder are fair market value, impact fees for the non-senior units should off-set any new demand on city educational services. **Affirmative finding as conditioned.**

7. *Not place an unreasonable burden on the city's ability to provide municipal services;* Letters of sufficient water supply and wastewater capacity were submitted in 2013 and again in 2019 from the Department of Public Works. A State Wastewater Permit will be required as well. Required impact fees will address other service demands. **Affirmative finding as conditioned.**

8. *Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area of any part of the city;*

This site is not identified as having irreplaceable historic or archaeological merit; however, the steep embankment at the rear is a concern with the large development proposed. See Sec. 6.2.2 (b) as to topographic alterations and bank stabilization. **Affirmative finding.**

Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;

This is a developed lot. A letter of supply was provided from the Department of Public Works to address water capacity in 2013; an updated letter confirming the same is a condition of any approval. Water pressure issues must be resolved during site development by the applicant. The applicant will be required to work with engineering staff from the Department of Public Works to address and remedy any deficiencies relative to public water pressure/supply infrastructure.

Affirmative finding as conditioned.

9. *Be in substantial conformance with the city's municipal development plan and all incorporated plans;*

planBTV: Comprehensive Plan (2019 Update) includes the following policies that are in sync with this development proposal:

- *Creating new opportunities for mixed-use infill and redevelopment in the most densely developed areas consistent with the City's scale and urban form, while conserving and strengthening adjacent residential neighborhoods. (P. 37)*
- *Expand housing opportunity, fill gaps in the housing tenure ladder, ensure perpetual affordability, and increase the overall supply and inclusiveness of housing. (P. 61)*
- *Neighborhood Center: The purpose of these areas is to provide nodes of neighborhood-supporting commercial activity and services. These are areas that allow for commercial, residential, and community-oriented uses, sometimes in mixed-use buildings, at a higher density than nearby residential areas. These areas feature a variety of building and architectural types and are typically within walking or biking distance of nearby homes.(p. 95)*
- *Evaluate capacity of neighborhood mixed-use areas to support additional development. (Appendices, cross-reference to 2014 Plan Chapters, p. 110.)*
- *Remove barriers and disincentives to housing production, and encourage infill and redevelopment of underutilized sites. (Appendices, Cross- Reference to 2014 Plan Chapters.) p. 114.*
- *Cleanup and redevelop brownfield sites, particularly in the South End. (Appendices, Cross-Reference to 2014 Plan Chapters.) p. 110.*
- *This plan (planBTV) anticipates a more urban configuration of higher-density mixed residential and commercial uses on the south side of Riverside Avenue...Studies are currently underway to identify short and long term improvements that can be made to these important gateways to Burlington. Implementing these enhancements will improve pedestrian and bicyclist safety, efficiency of and access to public transit, enhance these important city gateways, improve the quality of life in nearby residential areas, facilitate connectivity between Burlington and nearby Winooski and better link recreation resources to the city's transportation system. (p.105.)*

Affirmative finding for increased density. **Affirmative finding** for access to bicycle and pedestrian routes with condition of approval that requires installation of a pedestrian-activated crosswalk light.

- *Re: Brownfields: "The Burlington Brownfields Pilot Initiative is a US Environmental Protection Agency program that facilitates redevelopment of properties with real or perceived contamination issues through the assessment of environmental risk, remediation planning, and relief from liability. The City has made the cleanup and redevelopment of Brownfields a high priority to improve the environment, increase the tax base, create and retain jobs, and curb sprawl."*

Staff note: Final disposition of the site will be determined after a Phase II analysis. Staff recommends a stepped approval based on advancement through site analysis, reporting, remediation (if warranted), soil stability analysis, more detailed engineered plans and securement of appropriate instruments or approval for encroachments prior to redevelopment of the site.

Affirmative finding as conditioned.

10. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability, and location;

The proposal will provide 57 new housing units, 14 of which will be set aside for low to moderate senior residents of the City. The one and two bedroom units will be most welcome due to their size, location, and easy access to public transportation. **Affirmative finding.**
and/or

11. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

Impact Fees will substantially offset any impacts to park and recreation needs. **Affirmative finding.**

(c) Conditions of Approval:

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

Mitigation measures for this project consist largely of screening for parking and mechanical units. More substantial mitigation measures such as may be associated with commercial or industrial uses are not warranted for this residential project. **Affirmative finding.**

2. Time limits for construction.

The applicant has requested a 5-year zoning permit timeline. A 5-year construction window is likely unnecessary for this project. This criterion enables a longer timeframe for construction completion but not for the 1 year to commence construction. The applicant may request up to two 1-year extensions for commencement of construction should the need arise. **Adverse finding.**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.

This residential application does not require articulation of hours and days of operation. **Not applicable.**

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

See the recommended conditions.

Article 4: Zoning Maps and Districts

Sec. 4.4.2 Neighborhood Mixed Use Districts

(a) Purpose: *The NAC-Riverside is intended to allow commercial development in areas already predominantly built along this corridor while encouraging emerging mixed-use development. The zone's development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves. Parking is intended to be placed behind or to the side of principle buildings.*

The proposal, to construct a large multi-unit residential building, conforms to the intent to allow new development in areas already developed along a major traffic corridor. Although no service or commercial use is proposed, residential uses are permitted within the NAC-R. These new residential units will profit from close proximity to the travel corridor and public transit. Parking is proposed both beneath, and next to the primary structure. **Affirmative finding.**

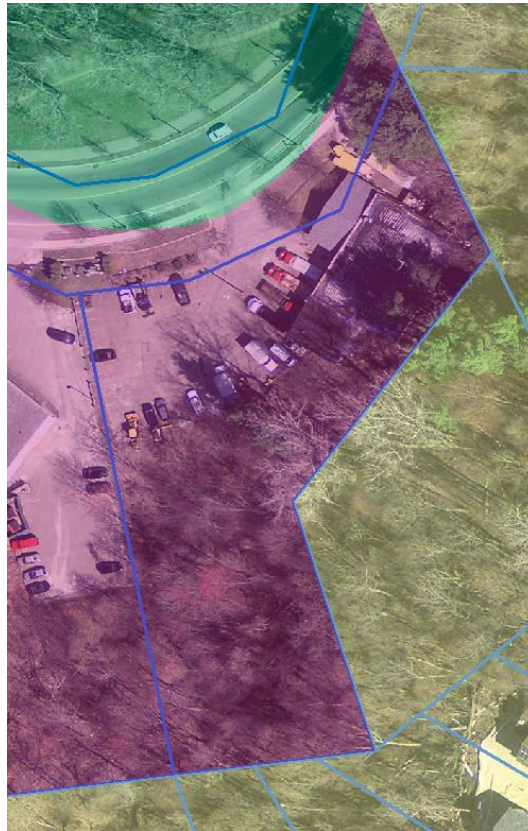
(b) Dimensional Standards and Density

Table 4.4.2-1, Dimensional Standards and Density

NAC-R	Max Intensity(floor area ration)	Max lot coverage	Minimum Building Setbacks			Height
NAC-(Riverside)	2.0 FAR See bonus provision, below.	80%	0 Front*	0 Side**	0 Rear**	Min 22' two stories Max 35'
110 Riverside Avenue proposal	1.49 per plan dated 11.21.12	51.7%	Approx. 40' from Riverside Avenue	50' east 10' west	150'	45' at elevator shaft, 39.5' to roof.
Table 4.4.2-2 Sec. 4.4.2 (d) C., Maximum Bonus)	3.0 FAR					Max height 45'

*All structures shall be setback 12 feet from the curb on a public street.

** Structures shall be set back a minimum of 15 feet along any property line that abuts a residential zoning district. [In practice, this has only applied to primary structures and not parking areas. See zoning district map, below. Yellow is residential; purple is NAC-R. Per footnote 2, a 15 foot setback is required on any boundary line abutting a residential zone.]



Affirmative finding, using bonus provision.

(c) Permitted and Conditional Uses

Attached dwellings – Multi-Family (3 or more) is a permitted use in the NAC-R.

(d) District Specific Regulations

3. Development Bonuses/Additional Allowances

B. Senior Housing

A maximum of an additional 10 feet of building height, and corresponding FAR, may be permitted at the discretion of the DRB in the NAC and NAC-Riverside districts where no less than twenty-five per cent (25%) of the total number of onsite units are reserved for low-moderate income senior households as defined by state or federal guidelines, including no less than ten percent (10%) reserved for low-income households. The total gross floor area dedicated to the senior housing shall be equivalent to the gross floor area resulting from the additional allowance.

The applicant has agreed to dedicate 25% of the proposed (57) residential units to low-moderate seniors, with 10% of those reserved for low-income senior households, to achieve an additional 10' in height and corresponding FAR. The proposal exercises the height bonus within this application. Plan A1-1 details the gross floor area of the fourth floor (bonus allowance) as 13,066

sq. ft. The required Senior Housing is 25% of the units, or 14 dedicated residential units to exercise the height bonus. This provision states: *The total gross floor area dedicated to the senior housing shall be equivalent to the gross floor area resulting from the additional allowance.* Therefore, the area dedicated to Senior Housing (14 dedicated senior residential units, 25% of 57.) shall be equivalent to the area of the fourth floor. The senior housing does not need to be located on the fourth floor; but the gross floor area provided by the height bonus shall be equal to or less than the gross floor area of the dedicated senior units.

The applicant shall provide an annotated floor plan to identify the senior housing units to assure the equivalent gross floor area (13,066 sq. ft.) with the gross floor area achieved through the height bonus. Although the entire fourth floor is identified as Senior Housing, an additional four units for a total of 14 are required to secure the height bonus. **Affirmative finding as conditioned.**

Article 5: Citywide General Regulations

Sec. 5.1.1 Uses

(c) Permitted Uses

Per Appendix A, Attached Multi-Family, 3 or more units, is a permitted use in the NAC –R zoning district. **Affirmative finding.**

Part 2: Dimensional Requirements

See Section 4.4.2 (b), above. **Affirmative finding.**

Sec. 5.1.2 (d) Accessory Residential Structures

The plan includes an area for trash, with a plan for a trash enclosure. **Affirmative finding.**

Sec. 5.2.3, Lot Coverage Requirements

See Section 4.4.2 (b), above. **Affirmative finding.**

Sec. 5.2.4, Buildable Area Calculation

For any properties two or more acres in size within any RCO, WRM, RM, WRL, or RL zoning district...

110 Riverside Avenue is not over two acres in size nor part of RCO, WRM, RM, WRL, or RL zoning district; but within the NAC-R zoning district. **Not applicable.**

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above. Note that the easterly property boundary abuts a Residential district. A 15' district setback applies. The site plan has been revised to relocate the proposed dumpster enclosure outside of this setback. Parking is allowable with a 5' minimum setback. **Affirmative finding.**

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) and Sec. 4.4.2 (d). 4. (C), above. **Affirmative finding.**

Sec. 5.2.7, Density and Intensity of Development Calculations

(a) District-specific provisions of Article 4 are based on FAR, not units-per-acre.

(b) Floor Area Ratio

In accordance with the district-specific provisions of Article 4 where the intensity of development is measured on a floor area ratio basis, the calculation of development intensity shall be measured by dividing the gross floor area of all structures on a site, or portion of the site where split by a zoning district boundary, by the gross site area.

For a site of 53,143 square feet (provided on the Engineer's Plan, C2-01), the maximum FAR allowance would be 159,429 sq. ft. (Bonus max 3.0 FAR.) The application proposes 88,772 (69,499 total gross floor area of the building, 19,273 surface parking = 88,772); or 1.67 FAR.

Affirmative finding.

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability

Although the core building is estimated to have been constructed in 1935, significant modifications and alteration (especially loss by fire) have rendered the extant building without historic merit. The building is not listed on any historic register, nor identified as eligible for historic designation. **Not applicable.**



Sec. 5.4.9 Brownfield Remediation

The City of Burlington encourages the remediation and redevelopment of brownfield sites through the waiver or modification of the requirements of this ordinance in situations where development otherwise authorized by the underlying zoning is constrained due to the presence of surface and subsurface contamination. Specifically, these regulations seek to achieve the following goals:

- *To promote the public health and safety by remediating contaminated sites that pose a threat to human and environmental health; and*
- *To encourage an efficient pattern of development in Burlington by supporting the redevelopment of previously developed sites.*

(c) Application Submission Requirements:

In addition to the submission requirements pursuant to Article 3, the following information as applicable specifying any and all use and development limitations of the site shall also be provided at the time of application:

1. *A VT DEC Approved Corrective Action Plan (CAP) pursuant to 10 VSA 6615a (h);*
2. *A Record of Decision (ROD) issued by the US EPS;*
3. *A VT DEC Approved Corrective Action Plan (CAP) pursuant to VHWMR 7-105(b); and*
4. *Any warranty deed specifying any and all use and development limitations of the site.*

None of the above specified required submission materials have been submitted.

This parcel is identified with a “star” on the Vermont Department of Environmental Conservation Hazardous Sites map. After lengthy communication with DEC, it was ultimately determined that the site had been misidentified as an existing hazardous site. An official of DEC did remark, however, that given the known use of the parcel as an automobile repair shop since the 1930s, there is a probability of site involvement for contaminants. An overlay of a Sanborn Fire Insurance Map with Google Maps indicates the historic presence of at least 3 underground storage tanks (USTs) on the site. There is no documentation for their present condition, or removal. A Phase I ESA was submitted to staff March 11, 2013, who requested a copy be forwarded to the Department of Environmental Conservation. A Phase II study has been recommended, and offered by the Verterre Environmental Group.

Given the historic use of the site and the proposed redevelopment, Burlington’s Department of Public Works recommends further site evaluation to determine the disposition of the soils relative to contaminants.

(See email from Caleb Manna, 11.13.2019.)

If a Phase II study deems a brownfield, the State of Vermont has the authority to require this work be completed under Title 10 VSA 6615b.

If a Corrective Action Plan (CAP) or Site Management

Activity Completed (SMAC) is required, these must be developed and implemented prior to redevelopment of the site. All documentation relative to site evaluation and treatment plan, if warranted, needs to be under the direction and with the approval of the Vermont Division for Environmental Conservation and the City’s Department of Public Works. **Affirmative finding as conditioned.**



Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2 Outdoor Lighting

Sec. 5.5.2 (e) General Outdoor Lighting Standards

5. All outdoor lighting fixtures, other than those using only low output lamps and alternative specifically allowed under these regulation, shall be “Full Cut-Off” or “Cut-Off” as defined by the Illuminating Engineering Society of North America to

ensure that glare is minimized, that lighting is directed only to the area to be illumination, that illumination is directed below a horizontal plane, and that illumination does not cast direct light beyond the boundaries of the property on which they are located. Light levels on adjacent properties shall not exceed one tenth (0.1) footcandle as a direct result of the on-site lighting measured 20 feet beyond the property line of the development site.

The submitted photometric plan includes several lighting measurements on the northerly boundary exceeding the .1 threshold 20' outside the property boundary. Revision of the lighting plan, as noted shall be a condition of approval. **Affirmative finding as conditioned.**

5.5.2 (f) Specific Outdoor Lighting Standards

1. Parking Lot Lighting

A. *The Maximum mounting height for any fixture shall be 25 ft.*

Affirmative finding.

A. *The maximum illumination level shall not exceed 4 footcandles at any point.*

The lighting plan does not indicate any illumination levels that exceed 4 fc in the parking lot area. **Affirmative finding.**

B. *The maximum illumination level shall only be computed for the functional area of the parking lot.*

The parking lot area is defined by color on the photometric plan. No separate calculation is offered for the parking lot area; however, the light levels do not exceed the maximum as defined by this section. **Affirmative finding.**

C. *The maximum to minimum uniformity ration shall not exceed 20:1.* **Affirmative finding.**

D. *Illumination levels are encouraged to be reduced by at least 50% within one hour after the end of public business hours.*

This is a residential development; although there are no public business hours, encouragement is offered in the spirit of this standard. **Affirmative finding.**

1. Walkway Lighting:

A. *The average illumination level on a walkway or pathway surface shall not exceed 0.5 footcandles. Maximum lighting levels shall not exceed 2 footcandles.*

Affirmative finding.

Staff notes that a pole mounted light fixture is proposed within the ROW. It is not on the "existing conditions" plan C1-03, but may be visible in photographs of the site. Any lighting installation within the public ROW shall be in cooperation, approval and partnership with Burlington Electric Department. **Affirmative finding as conditioned.**

5. Parking Garage Lighting

A. *Light Levels shall not exceed minimums recommended in IESNA document RP-20-98 or current edition.*

B. *Any fixture visible from the exterior of the garage facility shall be a full cutoff or cut-off fixture or shall be constructed in a manner that prevents glare to be visible from the exterior of the parking garage.*

Revised lighting fixture information for the parking garage was submitted June 15, 2017 and resubmitted for this application. **Affirmative finding.**

Sec. 5.5.3 Stormwater and Erosion Control

The applicant provided updated erosion control and stormwater management plans. Such plans were reviewed by the city stormwater program staff. Location of some stormwater management features within the Riverside Avenue street right-of-way proved problematic and lacked the support of Public Works. No further stormwater revisions have been provided. **No finding possible.**

Sec. 5.5.4 Tree Removal

The limits of the tree clearing are identified on Plan 5-01. This is particularly important, given the steep slope and potential for erosion at the rear of the site. An email from Trudell Engineering notes that they have contacted Knight Consulting to work with this project relative to steep slopes, as they did the original geo exploration in 2012 and made recommendations for slope stabilization and sheeting. The City Arborist has reviewed the tree removal plan and proposed planting plans and is satisfied that his recommendations have been incorporated. **Affirmative finding.**

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:

As noted previously, the site contains no significant natural features as depicted in the Natural Resource Protection Overlay district. Tree clearing limits are noted on the project plans.

Affirmative finding.

(b) Topographical Alterations:

As required, geotechnical details have been provided as to the proposed retaining walls behind the building. Significant cut into the bank is proposed. Sheet piling will hold back the bank to allow space for the building and related parking. Site plan details, elevations, cross sections, and anchoring details have been provided. All have been provided by a Vermont licensed engineer. The City Engineer has reviewed the shoring plans and has identified only one remaining issue as to property rights to install and maintain the retaining wall system with neighboring properties. A draft easement with the adjoining property for anchoring and maintaining the proposed retaining wall has been submitted for review. The applicant requests that execution of the easement be a condition of approval. **Affirmative finding as conditioned.**

(c)Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

Although the existing building is greater than 50 years old, it is not historically sensitive or to retain any characteristics that would merit attentive examination. **Not applicable.**

(e) Supporting the Use of Renewable Energy Resources:

The proposed building will back into a site cratered on the south by a large elevation change that will likely hinder opportunity to maximize solar gain. Proposed broad expanses of window glass are likely the limited exercise in capturing solar gain. The Design Advisory Board has previously recommended the installation of conduit to permit the future use of rooftop solar. **Affirmative finding.**

(f) Brownfield Sites:

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

110 Riverside Avenue was originally misidentified as Hazardous Site #941733 by the Vermont Department of Environmental Conservation. Since that time, DEC has acknowledged the error, but expressed concern that given the historic use of the site as an automotive service center, there is the potential for site contamination. Sanborn Maps confirm the historic presence of underground storage tanks (USTs; see Sanborn Map overlay above.) An assessment is recommended to explore evidence of any contamination from the longstanding use. A Phase I study was submitted to staff on March 11, 2013; however, no research has been identified that would shed light on the disposition of the USTs.

The applicant has submitted an email from Russell W. Barton, indicating the intent to monitor soil excavation activities and collect soil samples, and more recently from the Verterre Group to conduct a Phase II study. Given the lengthy use as an automotive garage, the common use of pit drains for that use, and the likelihood of extant USTs, further site examination is appropriate. If warranted, a Corrective Action Plan / Site Management Action Complete (SMAC) should be in place prior to soil disturbance, site excavation and redevelopment. The applicant shall work either directly or through consultants with the State of Vermont Department of Environmental Conservation to appropriately and adequately address site conditions and document appropriate remediation, if necessary. Conversely, a site evaluation may identify the site as clean and of no concern to further development, which would free the applicant from further investigation. The DRB requires that approval or certification from DEC on the suitability of the site as remediated for residential use. **Affirmative finding as conditioned.**

(g) Provide for nature's events:

The application includes stormwater management and erosion prevention measures. See Sec. 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas are required. Balconies would provide some measure of weather protection, as will drive-in parking. The pedestrian entrances on the north elevation and the access door to the south (playground) should be revised

to include a canopy or other protection from inclement weather. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

The proposed residential building is “L” shaped, with the backbone facing Riverside Avenue and the base projecting into the southerly hillside. There is an unusually large Right-of Way expanse of land between the project site and the street, so meeting the required 12’ setback from the public curb does not pose a problem. The developer will be required to work with the Department of Public Works for any work proposed within the ROW, and securement of any encroachment permits as may be necessary. **Affirmative finding as conditioned.**

(i) Vehicular Access:

Two curb cuts are proposed: One for direct access to the underground parking area; the other to the small surface parking lot on the east. A modified version of the traffic pattern was accepted in 2013: right turn only into the garage at the western curb cut as described in the hearing on March 19, 2013. Although VTrans guidance limits access drives to one per parcel, DPW engineering staff are willing to entertain a second ingress for purposes of mitigating congestion on Riverside Avenue.

See Section 3.5.6 c) 5, above. **Affirmative finding as conditioned.**

(j) Pedestrian Access:

Sidewalks are provided to two entrances on the north, and from the building to the playground area on the south. The public sidewalk terminates at the property line on the east; it is not clear how pedestrians can maneuver off-site (no crosswalk within 1900,’ no traffic light, no continuous sidewalk toward Winooski.) The DRB approved either of two options: An extension of the sidewalk on the south side of Riverside Avenue to Colchester Avenue, or alternately, a pedestrian activated crosswalk that would spur a red light for oncoming traffic. For the 2013 review, a pedestrian activated crosswalk was accepted and is therefore submitted for this review. **Affirmative finding.**

(k) Accessibility for the Handicapped:

An internal elevator is proposed to allow access to all levels of the development. Handicapped parking spaces have been identified (A1-1 shows parking spaces 9 and 10 to be H/C; plan C2-01 shows a surface parking space H/C with a loading area as required by ADA. ADA access compliance is under the jurisdictional review of the building inspector, and subject to his or her approval. **Affirmative finding as conditioned.**

(l) Parking and Circulation:

For the 57 unit residential building, one space per unit is required. The application proposes 48 spaces within the underground lot, and a 12 space surface parking area on the east of the lot. As this does not meet the 15 space threshold, the standard to provide parking lot shading does not apply. The applicant is certainly encouraged to provide shade in an attempt to reduce the effect of the parking area on the local microclimate, air quality, and stormwater runoff.

The plan proposes 7 compact parking spaces within the underground lot (per Plan A1-1), which is compliant with the 15% limitation under Article 8. A maximum of 7 compact spaces may be provided (15% of 48 structured spaces.)

A proposed pedestrian walkway is proposed that provides a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to the building entrance and the public sidewalk.

Bicycle parking is provided within the parking garage. Three locations have been identified on Plan A1-1. None provide secure storage (lockers or similar, as recommended by the Design Advisory Board.) From a use standpoint, the isolated location of bike storage facilities is not commensurate with the anticipated need and likely use of the facilities.

Short-term bike storage/parking is identified on the exterior of the building, immediately adjacent to the building entrance and the pedestrian walkway (Plan C-2.01.)

All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works. **Affirmative finding.**

(m) Landscaping and Fences:

A list of proposed plantings and a landscaping plan has been submitted. The C2-01 site plan notes removal of a tree fronting Riverside Avenue and removal of wood planters and stone wall.

A rain garden is proposed for the northeastern part of the ROW, within the public right-of-way (Plan L1-01). The Conservation Board noted that the identification, maintenance and retention of the rain garden should be included within the Homeowners Association (HOA) recording (or similar ownership documentation) to prevent the filling-in and removal of the rain garden in the future. The proposed rain garden will drain to the city overflow, into the city system.

Per Sec. 5.2.5 (b) 2, retaining walls are permitted within setbacks.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. The retaining wall system consists of steel sheet piling. This criterion calls for avoidance of long monotonous expanses of retaining wall. Steel sheet piling is commonly used for retaining walls; however, by itself it does not address the intent of this criterion. The applicant has updated the landscaping plan to include vegetative screening of the sheet piling as previously recommended.

As requested, the City Arborist has reviewed the proposal and has noted that the updated landscaping plans meet his recommendations as to preservation of existing trees and planting of new trees along the rear slope.

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. Consultation with the city arborist will be required as to final details for new street trees.

New fencing will run the length of the proposed retaining walls as a safety measure. Fencing will be black vinyl coated chain link of 4' height. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

While this is proposed to be a private residential development, the plan includes a play and recreational in the rear (south) for the residents. This is a private area, which will be secure from the street area in visibility and access. **Affirmative finding.**

(o)Outdoor Lighting:

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

See Section 5.5.2.

(p) Integrate infrastructure into the design:

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

Utility meters/connections shall be illustrated on site plans and building elevations. Plan C2-01 notes removal of existing gas meter; the new location is on the north/east corner of the building. Plan L1-01 shows landscaping as screening.

Utilities must be undergrounded for all new development.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. The dumpster has been moved out of the required 15' district setback from the abutting residential property.

A plan for the dumpster enclosure, enclosed on all four (4) sides to prevent blowing trash, and screened from public view is on plan A0. **Affirmative finding as conditioned.**

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

If the applicant proposes any HVAC or rooftop equipment, the submission should be augmented with that information and anticipated noise level (dB) of each unit. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a)Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

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

There are no four story buildings on Riverside Avenue; however the looming embankment that rises to the south and connects to Colchester Avenue/Nash Place alters the perspective of the proposed building.

Where the zoning encourages greater intensity and larger scale buildings in high density residential and non-residential zoning districts, buildings that are over 3-stories should provide a transition by employing design elements that reduce the apparent building mass from the street level. Taller buildings and elements are most appropriate where they provide a focal point of a terminal view, anchor a street corner, frame view corridors, or relate to larger scaled structures

The proposed residential building is presented as “layers”; with horizontal elements (materials, colors) that break up the vertical mass. The window alignment accentuates the horizontality of the plan as well. Additionally, the basement/parking level is situated partly below grade and the fourth floor is set back (see plan A6) so the full four stories are not readily apparent.

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

The proposed building has an undulated wall surface that alternates between projecting/receding, articulated with balconies and varying window groupings. The heavy cornice line “caps” the building, providing a strong terminus to the building’s height.

The proposed development site is at a major turn on Riverside Avenue; therefore a visual terminus of a different sort. The building will be clearly visible to travelers from either the north, west, or northeast. In that manner, the building will be monumental as a visual and structural anchor on the Riverside Avenue corridor. **Affirmative finding.**

2. Roofs and Rooflines.

As noted above, the building has a strong cornice line along the proposed flat roof that minimizes the actual structural height. Existing conditions on Riverside Avenue are a mixture of development styles and patterns. A flat-roofed building would not be out-of-place at this location.

Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

None have been identified; however if any are proposed, it is unlikely that they will be visible from the pedestrian way due to the building’s siting and height.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or “green” roof technologies (with a clearly articulated maintenance plan) and “gray water” collection are

encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

A working rooftop is encouraged, specifically for stormwater retention/mitigation or for solar collection. The Design Advisory Board has recommended installation of conduit to allow the future inclusion of solar technology. The applicant is encouraged to explore all options.

Affirmative finding.

3. Building Openings

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

There are several pedestrian access points: Two on the north (street) elevation, one on the west, one through the east (parking entrance), and one on the rear for access to the play space. There is a feel of polite entry on the north elevation, if the proposed landscaping is installed and the access walkway is permitted to be constructed within the public ROW. The previously elevated north entryway has been lowered to meet adjacent grade and has little impact on the appearance of the building. Some related grading work is included with this revision.

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

The proposed window arrangement displays a rhythm and cadence that break up the building mass yet provide needed daylight to the residences. No awnings are illustrated on the plan, or any building mass that encroaches into the public right-of-way. Much of the site development on the north, however, is within the ROW. Agreement needs to be secured with the department of public works about the feasibility of completing this work (pedestrian walkways, plantings, curbing, utility locations).

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

While no setbacks may be required within the NAC-R district, a 15' setback is required for any development that abuts a residential zoning district. This is the case on all but one property line of 110 Riverside Avenue. A dumpster will need to be relocated out of that setback.

The building along the westerly portion of the site, is set back at least 5' from the property line. This elevation proposes to have both windows and a door, which is acceptable per this standard.

Affirmative finding as conditioned.

(b) Protection of Important Architectural Resources:

The existing buildings on the site have no documented architectural significance or merit; therefore this standard does not apply. Not applicable.

(c) Protection of Important Public Views:

There are no protected public views from this site. Not applicable.

(d) Provide an active and inviting street edge:

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

As previously noted, the proposed building exercises a variety of methods to provide interest: varying materials, planes, recesses, balconies, material colors, window arrangements, and a heavy cornice line.

Buildings in downtown districts that provide open space by way of building setbacks at the ground level shall utilize landscaping, street furniture, public art, sitting walls, fountains, etc. to maintain a sense of the existing street wall, define a sense of entry for the building and create a space that enhances the pedestrian's experience.

Although this is within the NAC-R corridor rather than the downtown, the broad setback due to an extraordinarily large public ROW offers the possibility of providing similar amenities: benches, plantings, public art, or sitting walls.

Urban "open" space shall maximize accessibility for all individuals including the disabled, and encourage social interaction.

Plans detail handicap curb ramps within the public ROW. Confirmation that all pedestrian access walks and at least one building entrance is h/c accessible is required. **Affirmative finding as conditioned.**

(e) Quality of materials:

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

The principle building elevation (north) is illustrated with brick veneer, standing seam metal roofing, vertical metal siding, and vinyl siding within balcony areas. Vinyl has been proposed for much of the rest of the building, particularly those areas not readily visible from the street. Vinyl is not a notably durable material, and does not age well.

The DAB included an allowance for differing material on the rear elevation, recommending a more substantial clapboard material on visible elevations and within the balconies; but encouraged consistency throughout.

The DAB also favored metal railings, which are identified on plans A6.

Window specs define proposed double hung vinyl windows. Steel entry doors, with glazing are proposed. **Affirmative finding.**

(f) Reduce energy utilization:

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

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

New construction will be required to meet the above noted Guidelines for Energy Efficient Construction. As previously noted, solar access is encouraged. The DAB has recommended installation of conduit to allow for its future exercise. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signage is included within this application. Any signs will require a separate sign permit. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

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

All requirements for building ingress and egress shall meet the approval of the building inspector and fire marshal.

An intercom system for resident safety is encouraged per this standard.

Affirmative finding as conditioned.

Article 7: Signs

No signage is proposed. Any signage will require a separate sign permit. **Affirmative finding as conditioned.**

Article 8: Parking

This is a Shared-Use Parking District. Per Table 8.1.8-1, 1 parking space is required per residential unit. With 57 units proposed, 57 parking spaces will be required. The application proposes 60 parking spaces. **Affirmative finding.**

Sec. 8.1.9 Maximum Parking Spaces

The total number of parking spaces provided in all parking districts shall not be more than 125% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1.

This is not the Neighborhood Parking District, but the Shared Use Parking District.

(a) Exemptions

1. **Structured parking:** *Spaces provided within the footprint of a structure containing one or more other uses, including rooftop, at-grade, or below grade spaces shall not be counted towards the maximum, provided the floor area dedicated to parking is less than 50% of the total gross floor area of the structure.*

The provided parking is less than 50% of the total gross floor area of the structure; therefore the project is exempt from the maximum parking spaces accounting. **Not applicable.**

Sec. 8.2.5 Bicycle Parking Requirements

Table 8.2.5-1

Long Term Bicycle Parking requirement = 1 for every 4 units

Short Term Bicycle Parking requirement = 1/10 units.

For **57 units**, requirement will be **14 long term** bicycle parking spaces, **6 short term** bicycle spaces. The location of these bicycle parking / storage areas has been identified on the parking lot (floor) plan, with 3 dedicated areas for secure bicycle parking. A short term bicycle parking location to meet the required 6 short term parking spaces is illustrated on Plan C2-01; adjacent to the entrance stairs and pedestrian path. **Affirmative finding.**

Article 9: Inclusionary and Replacement Housing

(See Section 9.1.6, below)

The applicant proposes exercising the opportunity for a height and FAR bonus for providing senior housing. To exercise the height and FAR bonus, 25%, or **14 units will have to be dedicated to low to moderate income senior housing.** The applicant is encouraged to have early discussion with the housing representative from the Community and Economic Development Office, to determine the level of affordability, and whether any bonus provisions or waivers from Impact Fees will apply. In any case, the project must provide 14 senior units (25% of 57 units) to achieve the height bonus (up to 45'), with 10% of the total reserved for low-income households. As previously noted under Sec. 4.4.2 (d) 3.B., the total gross floor area dedicated to the additional senior housing shall be equivalent to the gross floor area resulting from the additional allowance; or 13,066 sq. ft. Confirmation of that area equivalency is required. **Affirmative finding as conditioned.**

Sec. 9.1.6 Exemptions

Exempt from the requirements of this article are:

c) Projects created using the Senior Housing Development Bonus pursuant to the provisions of Article 4.

The redevelopment of 110 Riverside Avenue, proposed to exercise the Senior Housing (height) bonus, is therefore exempt from the requirements of Article 9. Income requirements for affected units, however, shall remain per Sec. 4.4.2 (d) 3. B., Senior Housing. **Affirmative finding as conditioned.**

II. Recommended conditions:

Conditions of approval are recommended only in the event that outstanding stormwater concerns per Sec. 5.5.2 are addressed and that no 5-year permit timeline is granted.

1. **Prior to release of the zoning permit**, revised plans shall be submitted subject to staff review and approval. The revised plans shall address the following:
 - a. Consistency among the plans as to the retaining wall information is needed (delete references to prior concrete block proposal). Property boundary monuments shall be placed and referenced on project plans.
 - b. Balcony and other railings will be metal.
 - c. A more durable exterior sheathing than vinyl is recommended. Also, the composite trim proposed has a tendency to fade in color over a period of time. Deep colors of Azek (or similar) are therefore not recommended.
 - d. An entry canopy is recommended for all exterior doors, including two on the north and one on the west.
2. **Prior to release of the zoning permit**, the easement with neighboring property for construction and maintenance of the retaining wall system shall be executed and recorded in the city's land records.
3. The applicant shall resolve any water pressure issues as necessary with the water division of Public Works to accommodate the development of new residential units.
4. This plan assumes the accuracy of the provided Estimated Construction Cost (previously submitted as Condition #2: \$4,560,000.) Any increase in the ECC will result in revised application fees as allowed under the Stipulated Agreement of January 3, 2019. Any additional application or development review fees incurred as a result of cost estimation adjustment shall be paid **prior to release of any zoning permit**.
5. There are a number of open permits on the property, which must be closed out with issuance of a Final Certificate of Occupancy. This must occur **before a Certificate of Occupancy may be issued for this zoning permit**.
6. Impact Fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:
 - (a) ***New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.***

Fees shall be as noted in Sec. 3.3.2 and 3.3.3, unless revised to reflect a change in the total gross square footage of the development or to reflect the appropriateness of Impact Fee waivers or reductions. Any request for waivers or reductions of Impact Fees shall be accompanied by a Certificate of Inclusionary Housing Compliance issued by the manager of

the city's Housing Trust Fund, confirming applicability for any such waiver or reduction, and providing the Square foot calculation benefiting from the waiver.

7. The project must provide **14 low to moderate income senior housing units, (25% of 57), with not less than 10% of those (6) reserved for low-income households** to secure the building height bonus identified in **Sec. 4.4.2 (d) 3. B; Senior Housing** (up to 45'.)
Although the development is exempt per Article 9 for Inclusionary Housing (See Article 9, Sec. 9.1.6), income eligibility for reserved senior units shall remain. Per the Housing Trust Fund officer:
Under the Senior Housing bonus, 10% of the units are affordable to and occupied by low-income households (80% Area Median Income), and another 15% are affordable to and occupied by moderate-income households (100% of AMI). Article 9 Inclusionary Housing requires at least 15% of the units be affordable to and occupied by households at 65% of AMI.
8. The height bonus is available where no less than 25% of the total number of onsite units are reserved for low-moderate income senior households, including no less than 10% reserved for low-income households. The total gross floor area dedicated to the senior housing must be equivalent to the gross floor area resulting from the additional allowance, or 13, 066 sq. ft. A floor plan has been submitted by Guild Design defining the required floor area dedicated to senior housing. 10 units are identified at the fourth floor; 4 more units specifically for senior housing are identified within the building.
9. The applicant will provide a Phase II study, a CAP or SMAC issued by the Department of Environmental Conservation. Any demolition, site disturbance, development or other work on the site shall be in concert with plans and actions approved by the Vermont Department of Environmental Conservation. The DRB requires approval or certification from the Vermont Department of Environmental Conservation (DEC) on the suitability of the site as remediated for residential use. Absent that, the applicant shall return to the DRB for further review. Any site remediation, which may include Site Management Activity Completion (SMAC) shall be defined by and coordinated by the Vermont Department of Environmental Conservation.
10. Verterre Environmental Scientists and Field Services (or similar contractor) will be on-site during building demolition to investigate the presence of abandoned tanks, buried lifts, drains, and oil/water separators and to discern appropriate remediation. Any contamination will be brought to the attention of the State of Vermont Department of Environmental Conservation (DEC).
11. The applicant submits a pedestrian crossing with the pedestrian activated flashing light signal. This must be acceptable to the Department of Public Works. There will be limited access at the westerly entrance into the garage with stops signs and gate to control improper use.
12. Illumination levels of the parking lot are encouraged to be reduced by at least 50% within one hour after the end of public business hours.
13. Light levels on adjacent properties shall not exceed one tenth (0.1) footcandle as a direct result of the on-site lighting measured 20 feet beyond the property line of the development site. This shall be confirmed with photometric readings that include those adjacent areas within the specified 20' of all property boundaries.

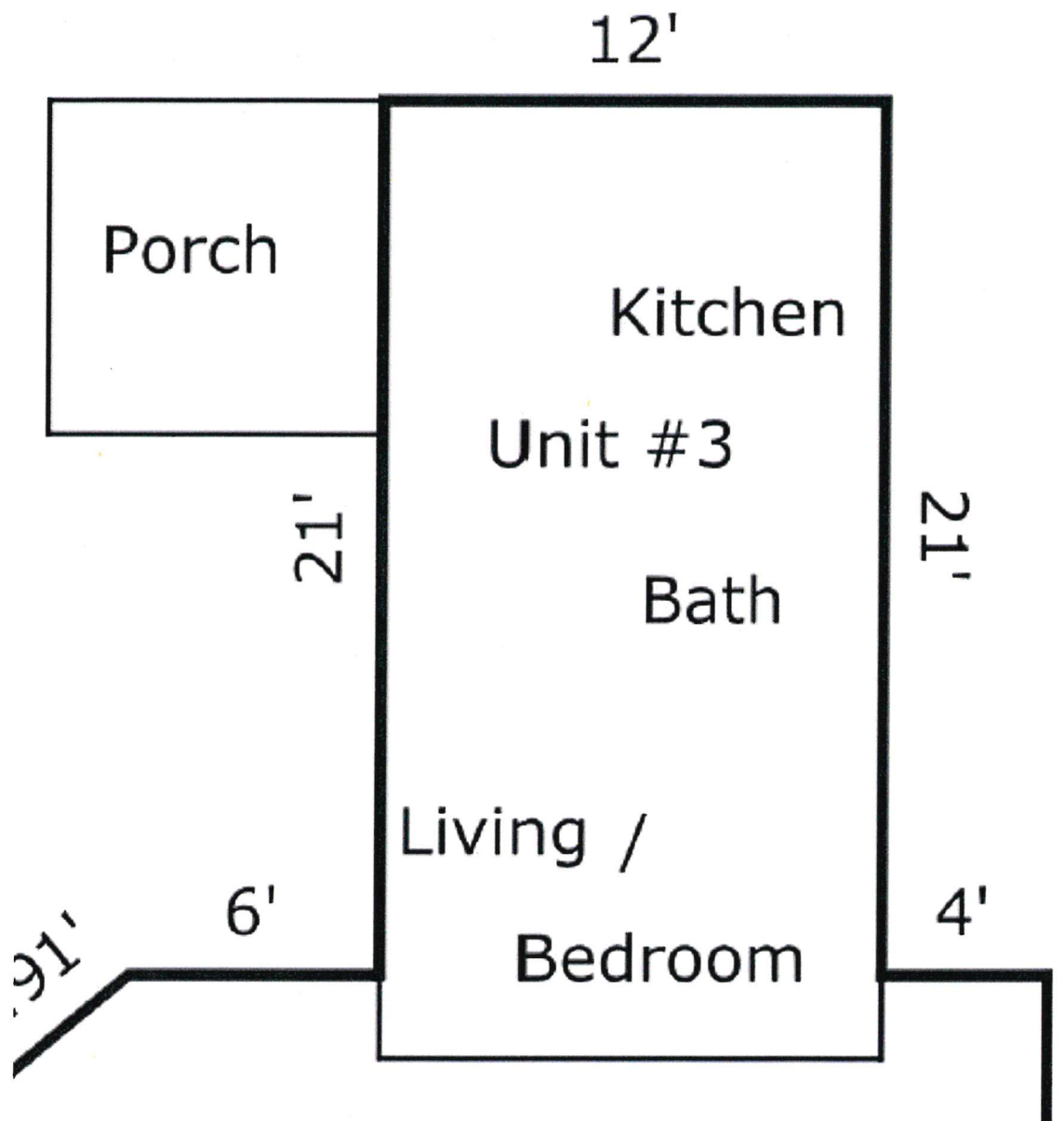
14. Any fixture visible from the exterior of the garage facility shall be a full cutoff or cut-off fixture or shall be installed in a manner that prevents glare to be visible from the exterior of the parking garage.
15. Internal bicycle storage shall be provided to accommodate at least **14 long term bicycle parking spaces**. It is highly recommended that these are locker-style or secure/lockable storage units to prevent theft. Per the ordinance, **6 short term bicycle parking spaces** are required as well (1/10 units.)
16. New or replacement street trees shall be provided consistent with the city's *Street Tree Master Plan*. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist. That information shall be provided to the DRB.
17. Any outdoor signs will require a separate zoning permit.
18. A State Wastewater Permit (on confirmation of the continued validity of issued permit) will be required for water and sewer service. It is the obligation of the owner/applicant to seek this or to provide evidence that prior approval is still valid.
19. ADA compliance is under the jurisdiction of the building inspector.
20. The applicant/owner shall obtain written approval from the Department of Public Works in the development of any part of this project within the public right-of-way, including but not limited to lighting, rain gardens, sidewalk installation, utilities, landscaping, etc.
21. Standard Permit Conditions 1-15.

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SEP 17 2020

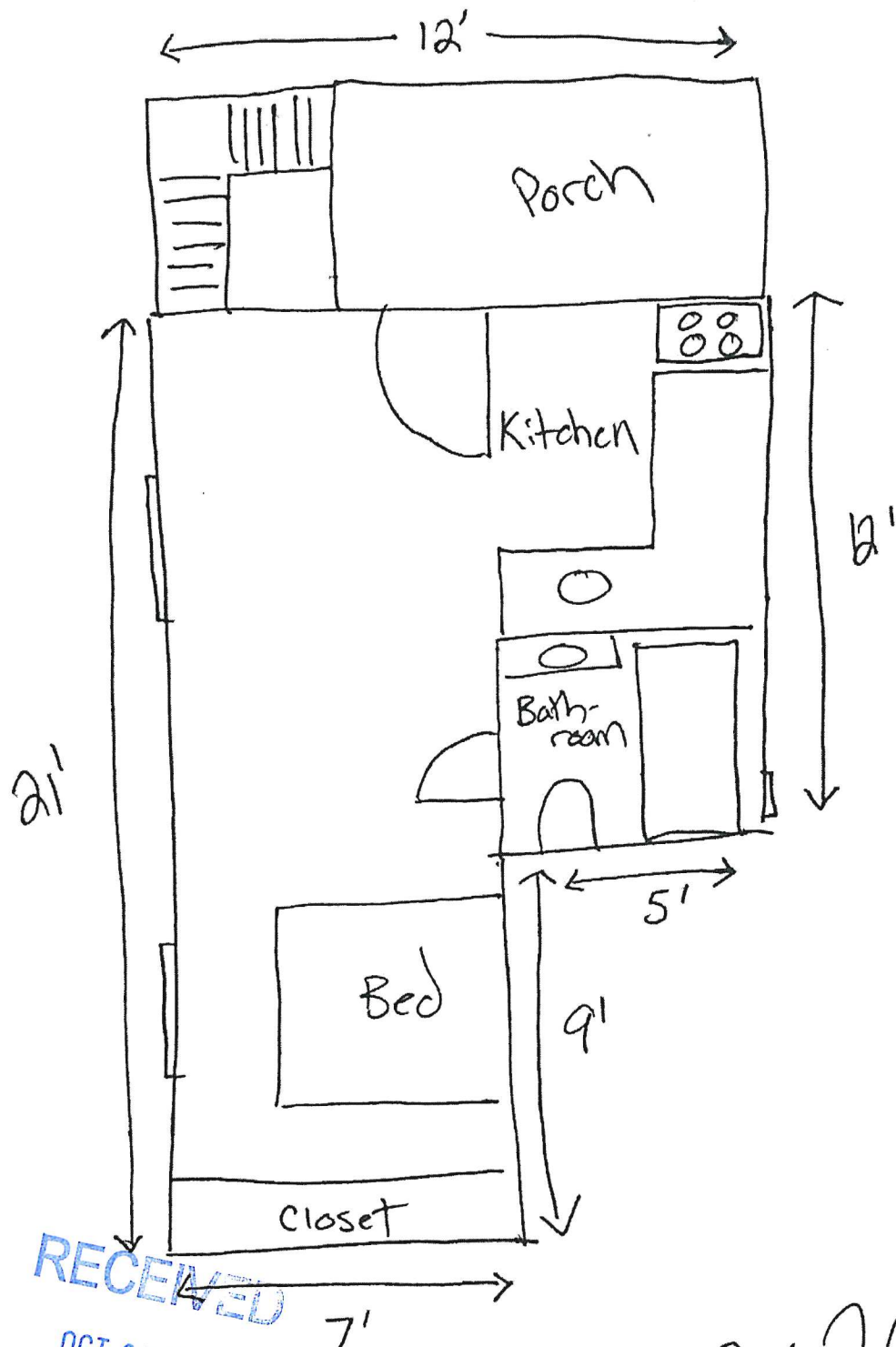
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79 Buell St



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OCT 05 2020
BURLINGTON
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≈ 207 sq ft

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October 2nd, 2020

OCT 05 2020

Dear Scott,,

BURLINGTON
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We rent out our apartment year round on nights we are able to in order to make enough money to comfortably afford our mortgage on this property. We purchased it for \$565,000 in 2018 and currently pay \$3,500 per month for a mortgage.

We bought this property because we knew it would only be possible with a STR. Thus, without this STR, we will likely be forced to sell the property as we can't justify owning it economically.

Guests are told to arrive after 4 pm and to avoid late arrivals if possible. They leave at 10 am.

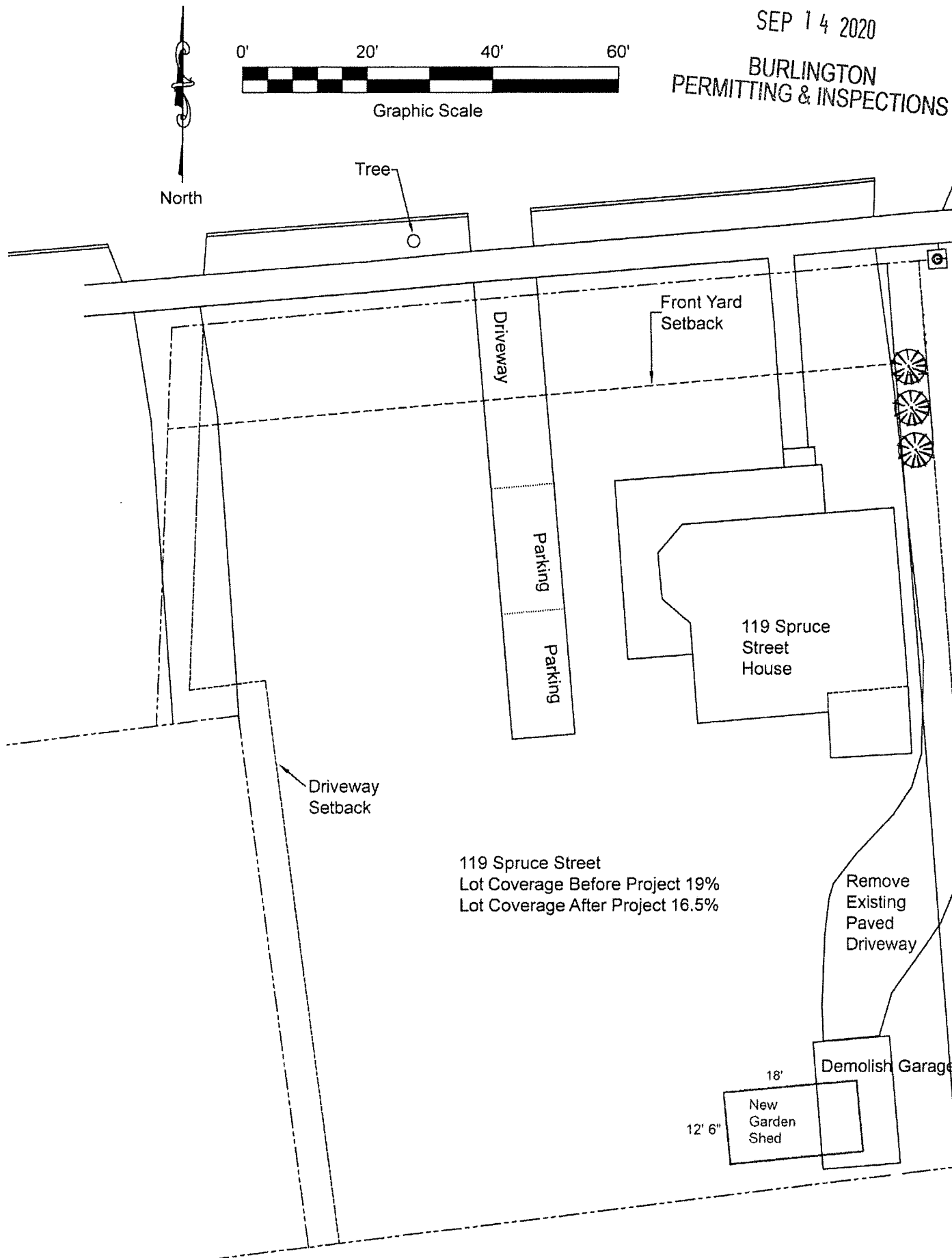
Sincerely,

Ellis McArdle & Jamie Sharpe

119 Spruce Street Site Plan

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SEP 14 2020

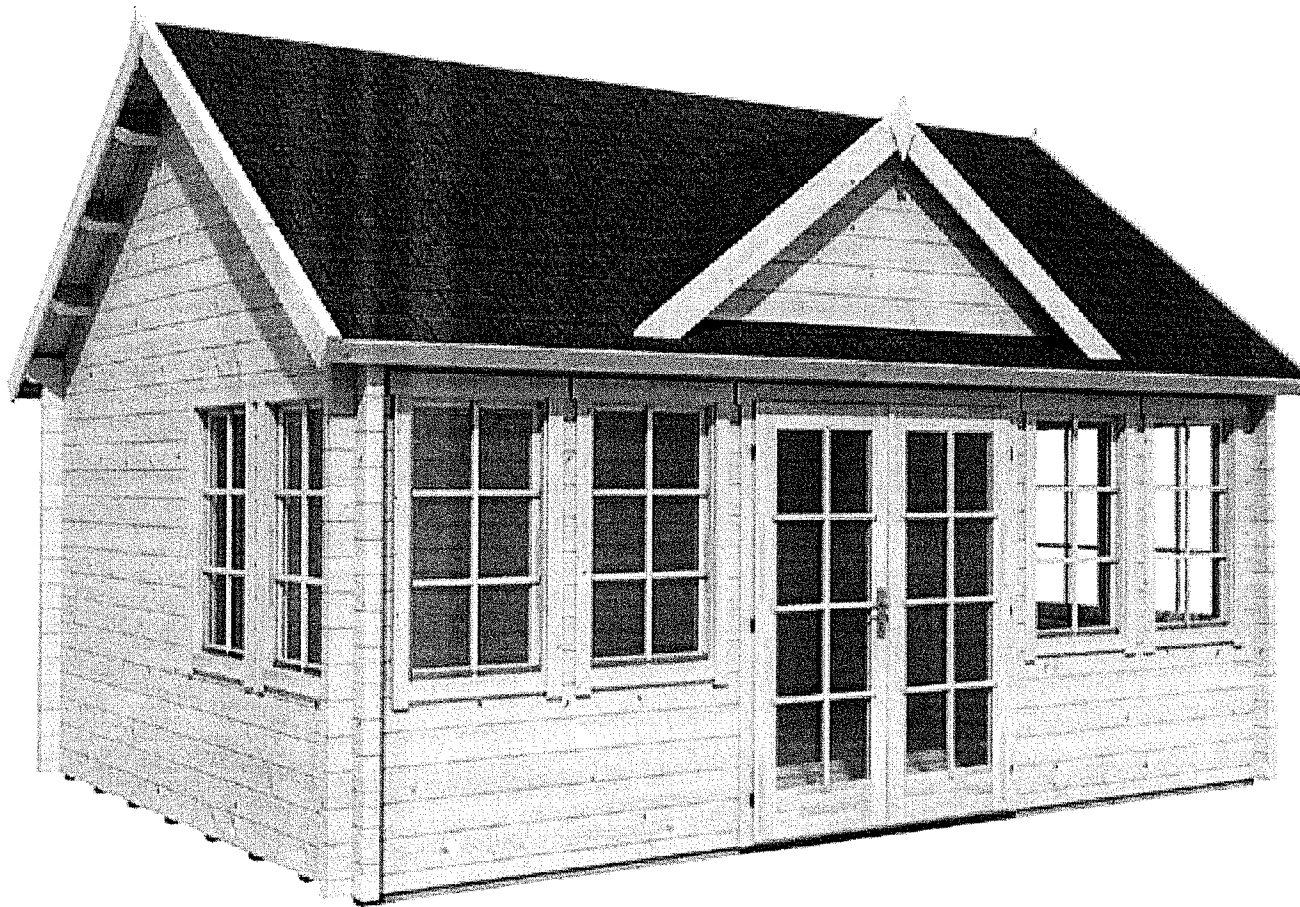
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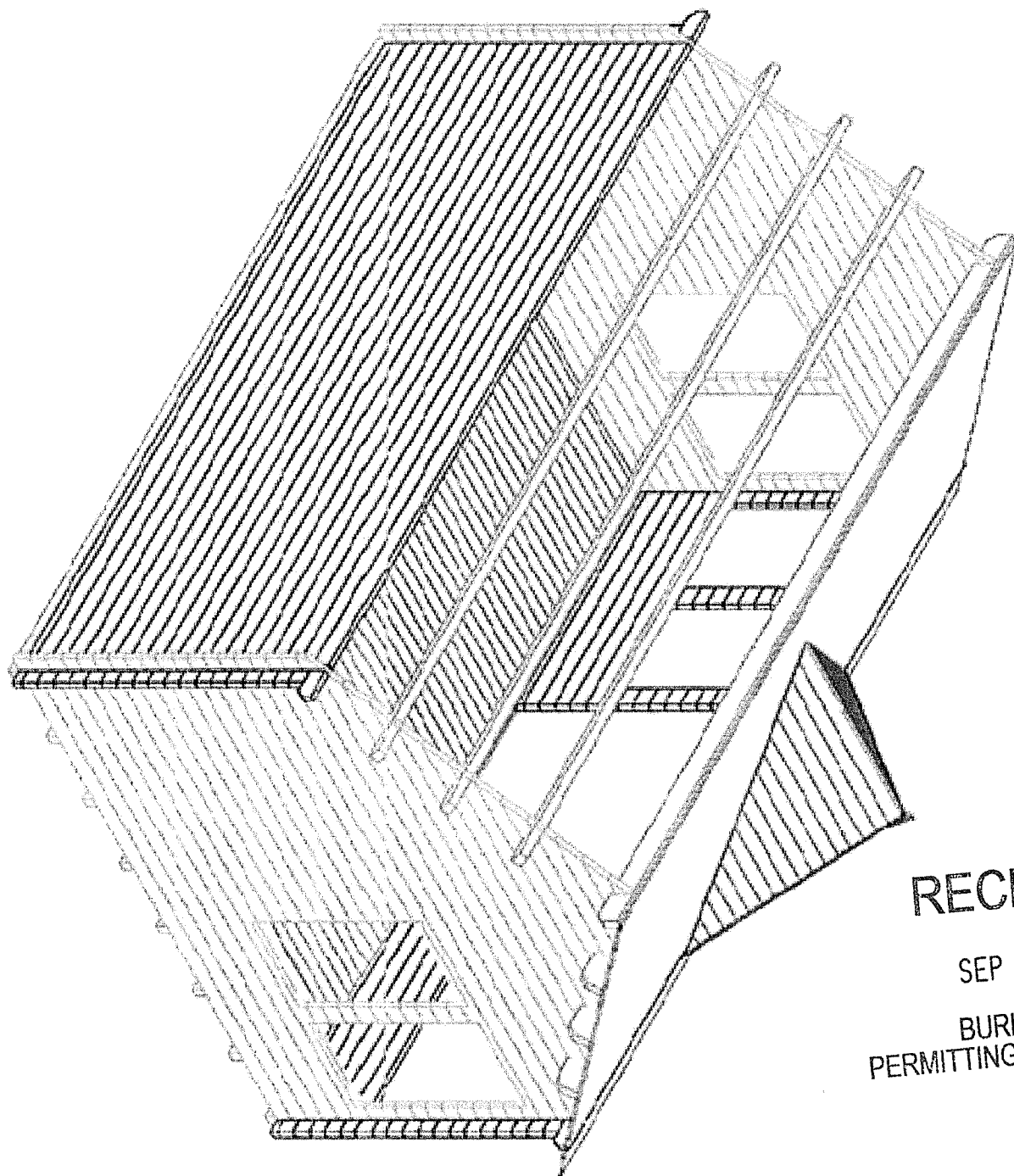
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ALLWOOD Claudia



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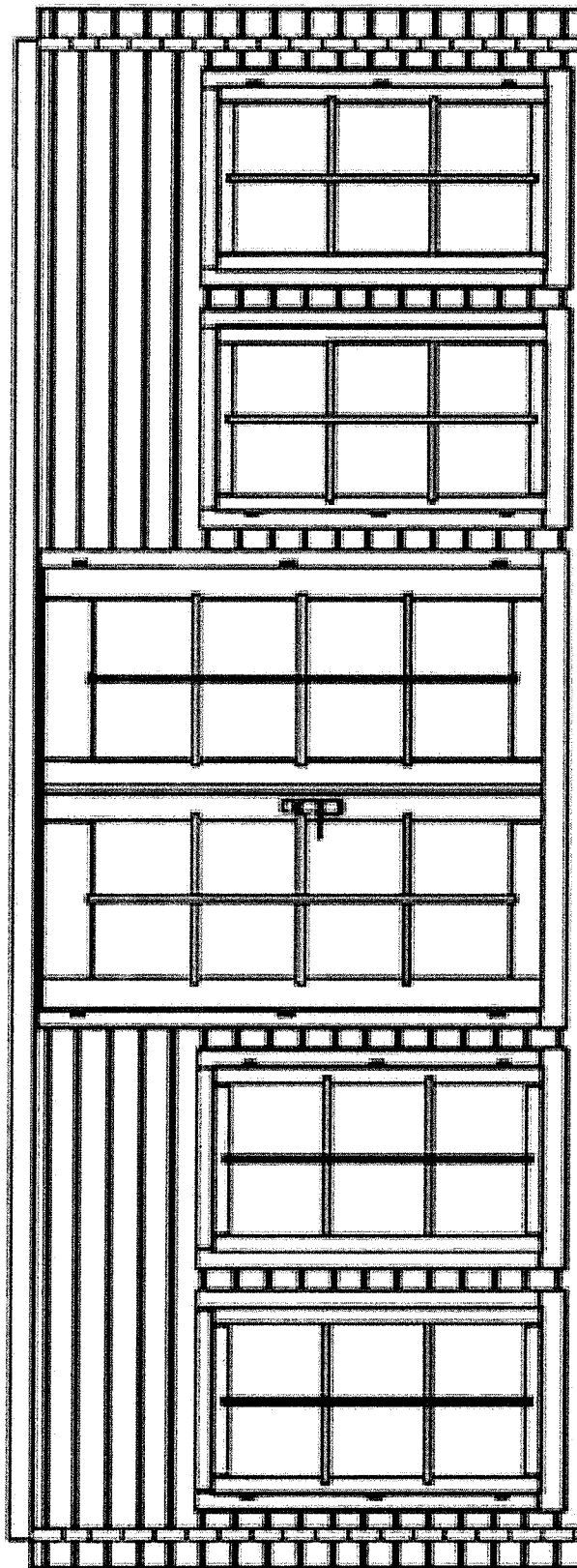
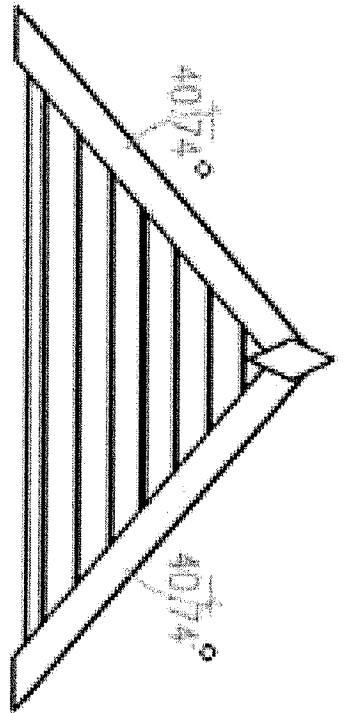
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BURLINGTON
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17'8"

18'

18'11"

Front

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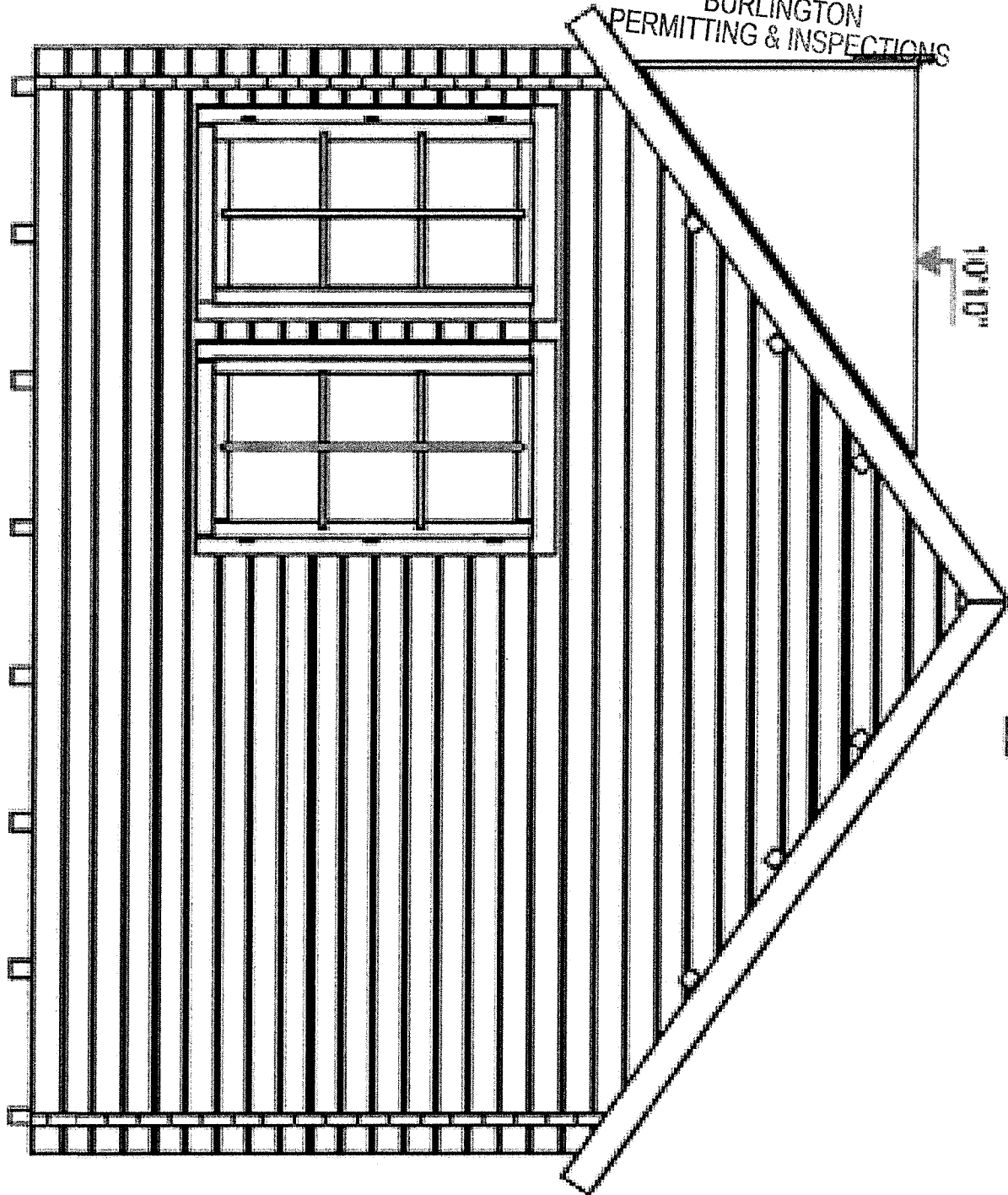
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Right

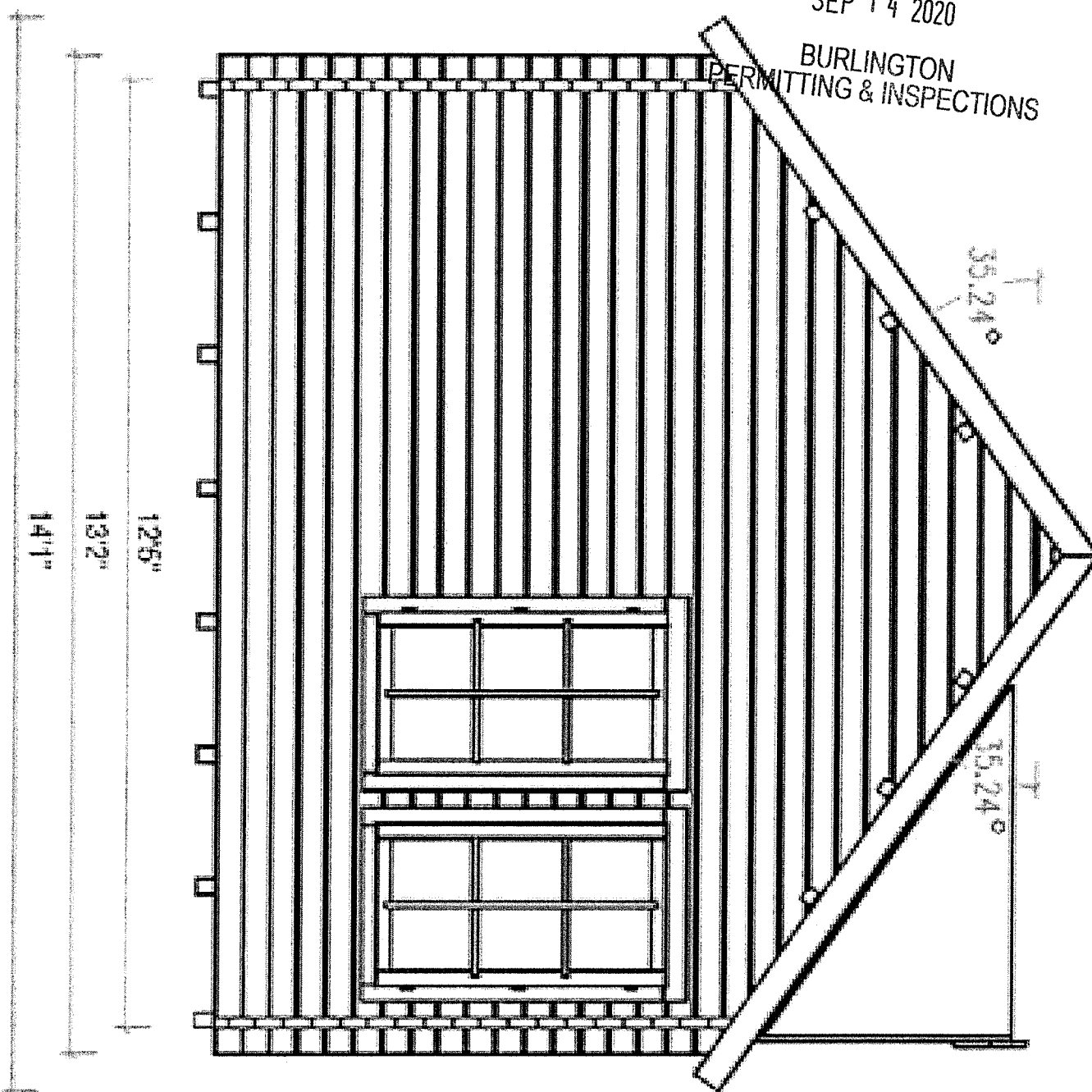


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Left



35.24°

35.24°

12'6"

13'2"

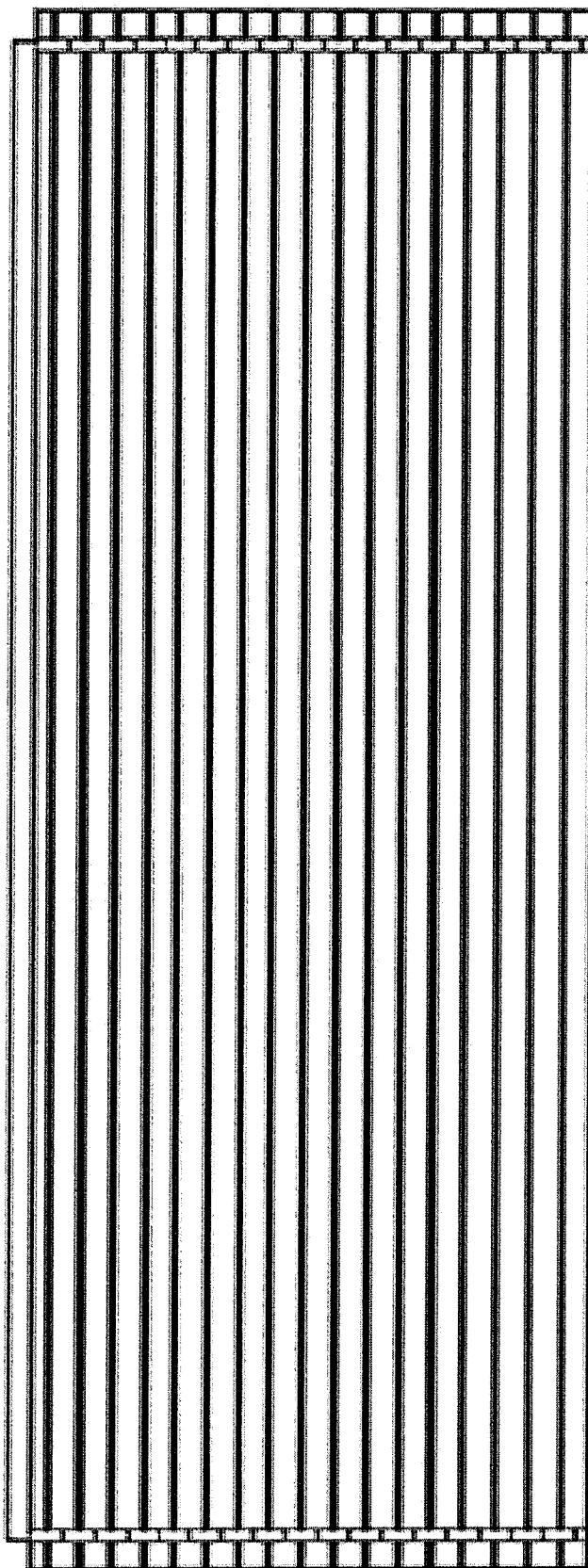
14'1"

10'10"

8'8"

31'3/8"

Back



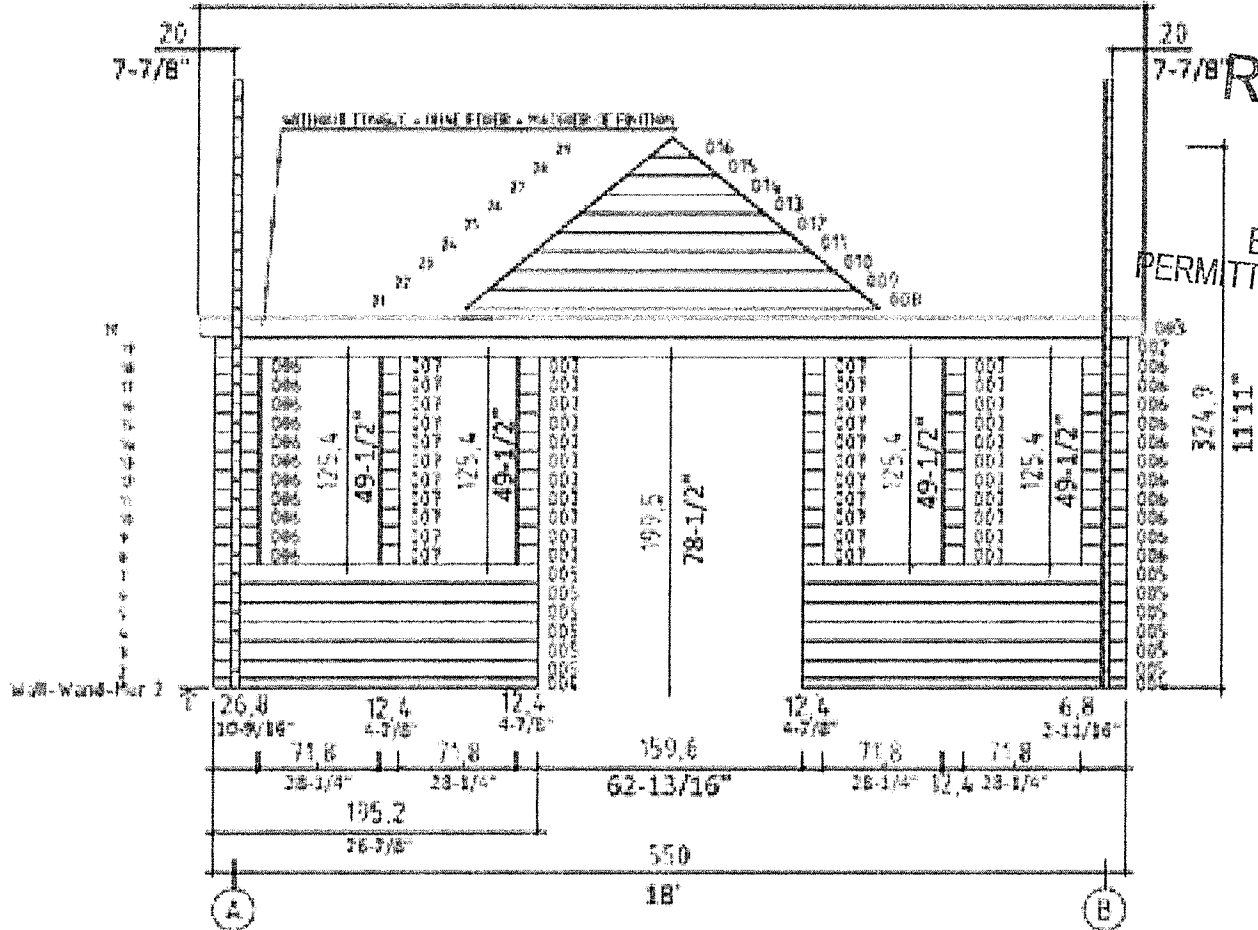
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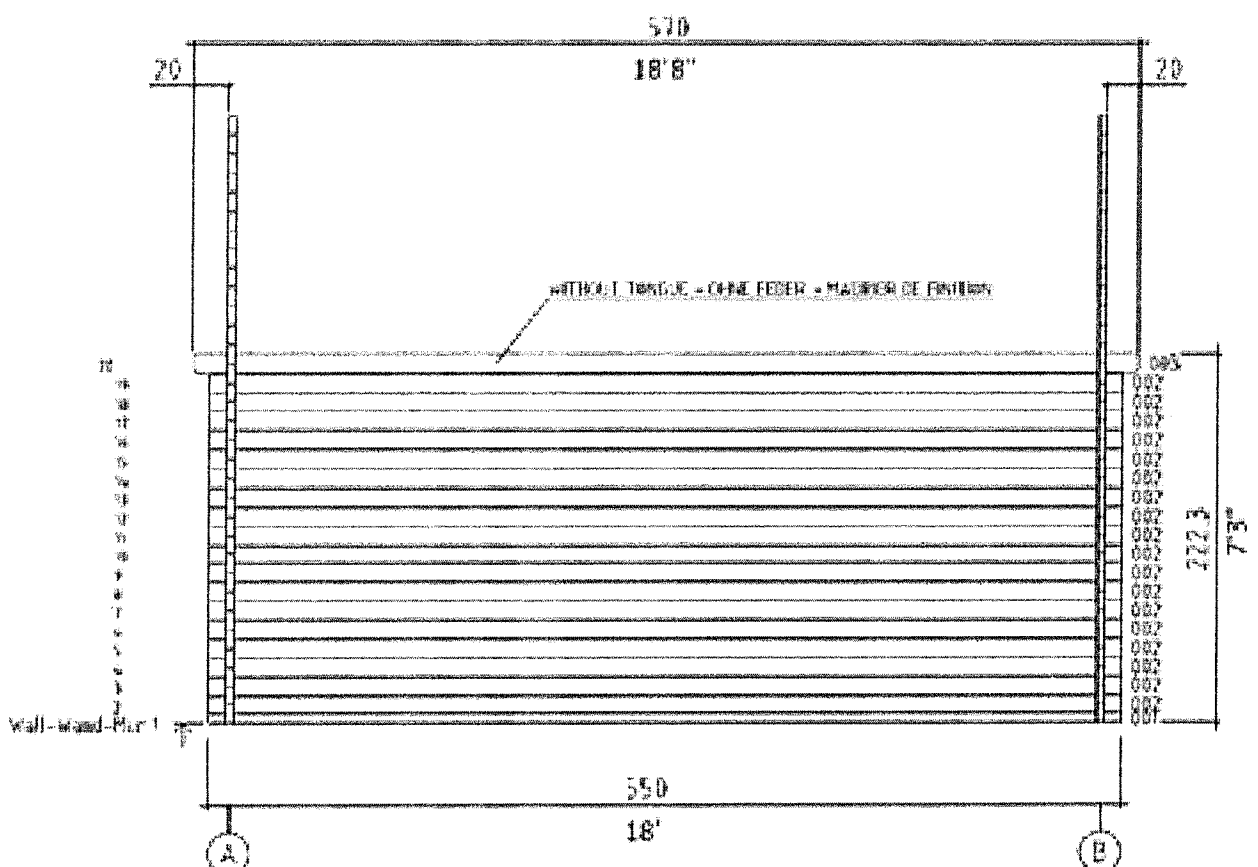
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ALLWOOD Claudia



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Technical drawing of a roof structure showing a cross-section. The drawing includes dimensions and labels for various components.

Dimensions:

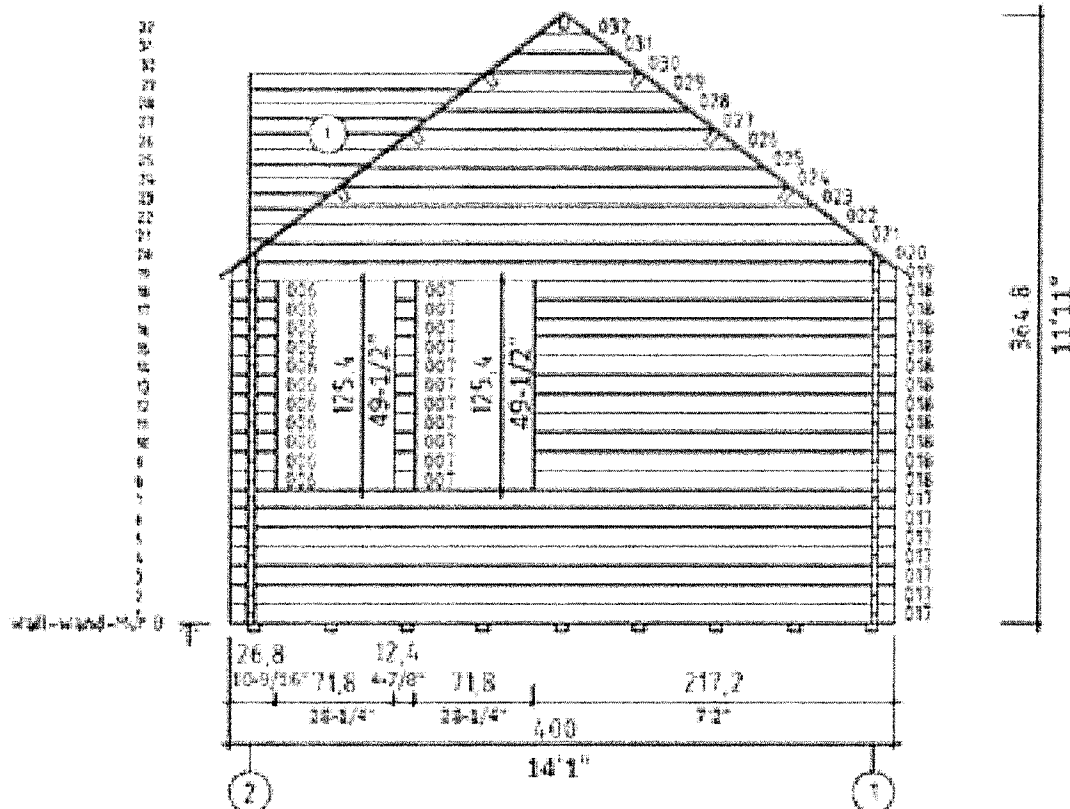
- Overall width: 14'1"
- Overall height: 364.8"
- Roof slope: 12.4
- Roof pitch: 49-1/2"
- Roof pitch: 49-1/2"
- Roof pitch: 12.4
- Roof pitch: 26.8
- Roof pitch: 10-9/16"
- Roof pitch: 71.8
- Roof pitch: 71.8
- Roof pitch: 217.2
- Roof pitch: 12-3/4"
- Roof pitch: 12-1/4"
- Roof pitch: 400
- Roof pitch: 71"

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SEP 14 202

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9"

12'6"

9"

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Inside measurements 17' wide x 12' 6" deep

209 sq. feet

9"

17'

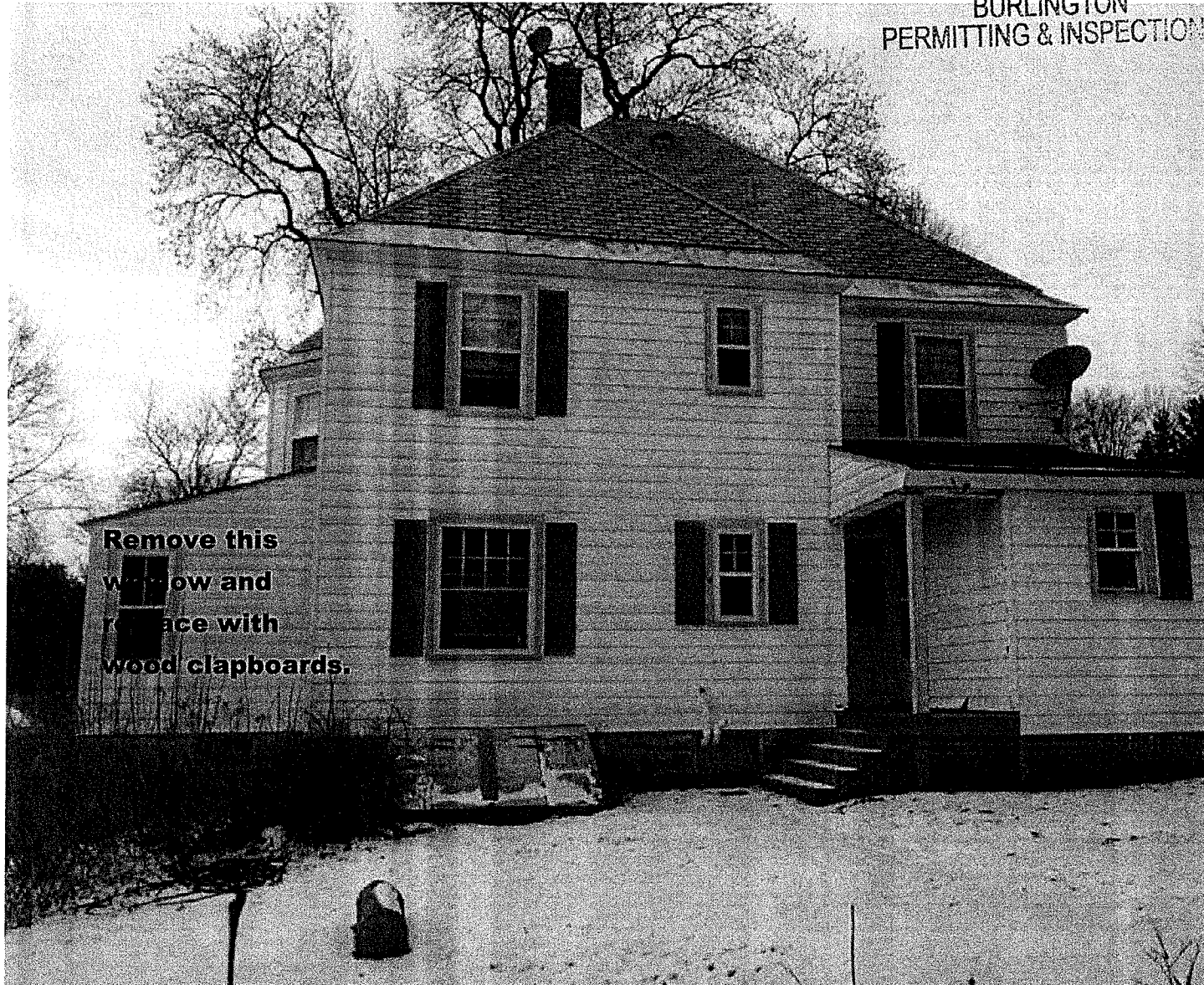
9"

119 Spruce Street - South Elevation 9/11/20

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119 Spruce Street - West Elevation 9/11/20

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48"
63"
Add
New
Window
(to match)

Remove
Aluminum
Siding





YOUR PRODUCT DESIGN

1) ARCHITECT SERIES® DOUBLE-HUNG WINDOW

[/search/default.aspx?q=%20&c=0&p=1&t=3](#)

\$100 OFF

DOUBLE-HUNG
WINDOWS
AND

\$300 OFF

QUAD-RAM
GLAZING
Offer Details

Get a Free Quote

NEAREST PELLA SHOWROOM

GOT ANY QUESTIONS?

GET IN TOUCH WITH A PELLA EXPERT

\$100 OFF

AND

\$300 OFF

SALE ENDS MARCH 3.

Request your free in-home consultation by 3/3. Offer

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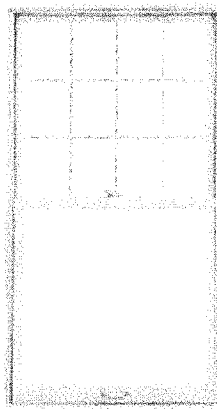
PELLA WINDOW
AND DOOR
SHOWROOM OF
SOUTH
BURLINGTON

340 Dorset Street
South Burlington, VT
05403
802-864-5435

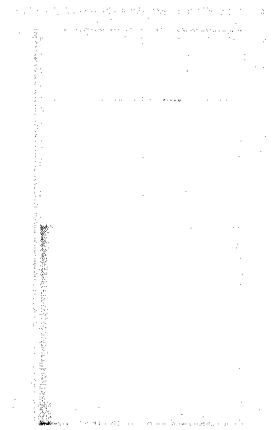
If you need assistance with your Pella
product, you've come to the right place. We've
got the answers.

800-374-4758

Interior View



Exterior View

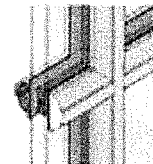


OPTIONS

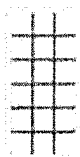


Interior Finish Color
Unfinished Douglas Fir

Exterior Finish Color
White



Grille Profile
Integral Light Technology®
Grilles



Grille Pattern
Traditional



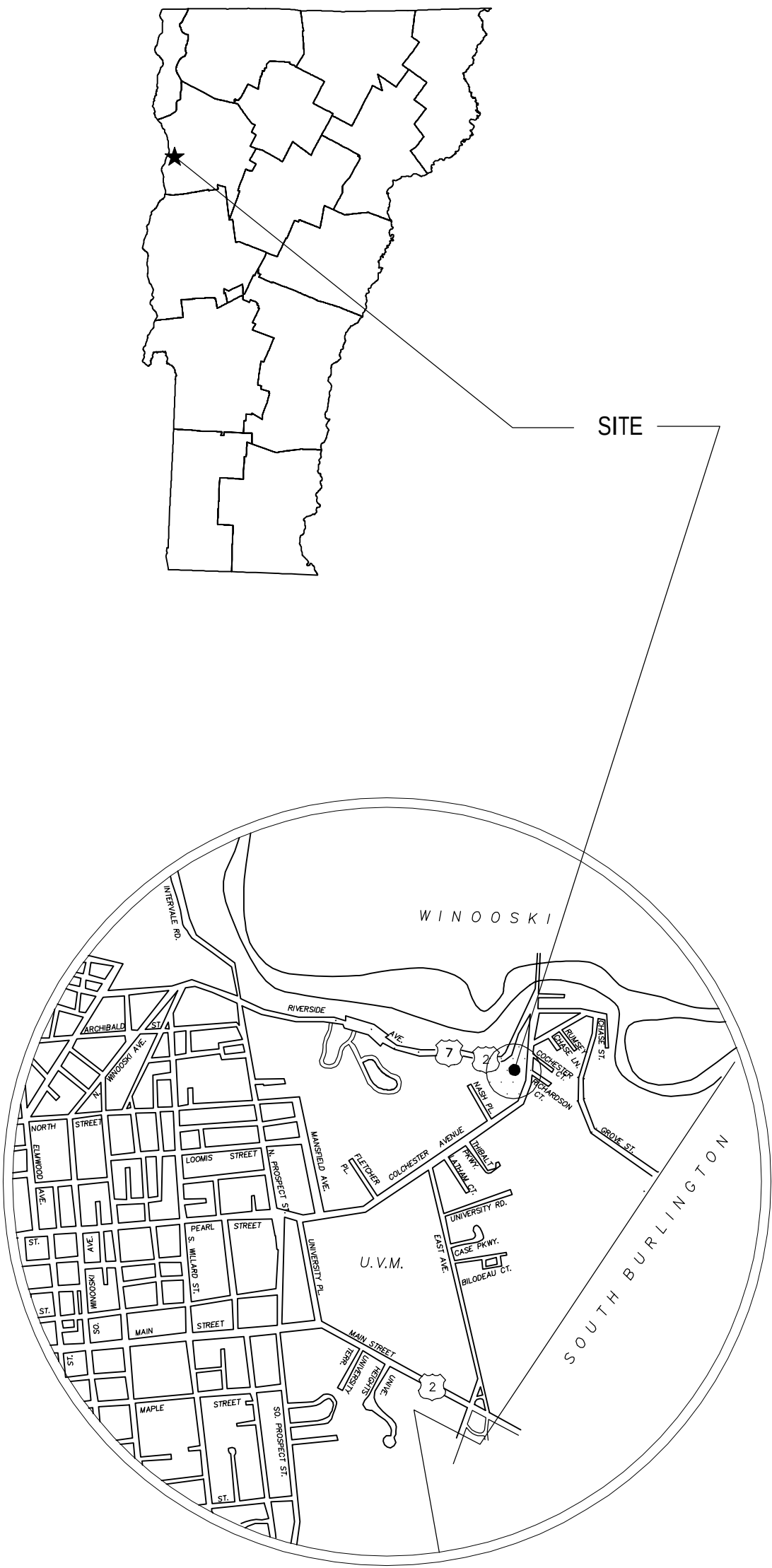
Hardware Style
Cam-Action Lock



Hardware Finish
Champagne

SISTERS & BROTHERS INVESTMENT GROUP

110 RIVERSIDE AVE.
BURLINGTON, VERMONT



DRAWING INDEX

C1-01	STANDARD NOTES & LEGEND
C1-03	EXISTING CONDITIONS
C2-01	SITE PLAN
C2-02	GRADING PLAN
C2-03	UTILITY PLAN
C4-01	WATERSHED DELINEATION PLAN
C5-01	DEMOLITION & EROSION CONTROL PLAN
L1-01	PLANTING PLAN
L1-02	PLANTING PLAN
L2-01	LIGHTING PLAN
C8-01	SITE DETAILS
C8-02	STORM DETAILS
C8-03	WATER DETAILS
C8-04	SEWER DETAILS



Applicant/Owner:

SISTERS & BROTHERS INVESTMENT GROUP
75 S. WINOOSKI AVE.
BURLINGTON, VERMONT 05401

Civil Engineer:

TRUDELL CONSULTING ENGINEERS (TCE)
ATTN. JEREMY MATOSKY, PE, CPESC
478 BLAIR PARK ROAD
WILLISTON, VT 05495
PHONE: (802)879-6331

Architect:

Steve Guild Design
One Steel Street
Burlington, VT 05401
802-363-1482

Structural:

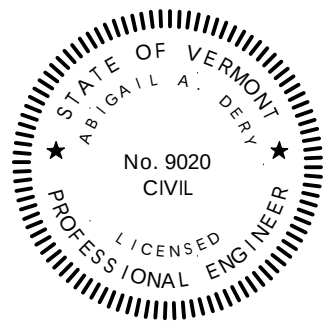
Concepts in Structures, LLC
Roland VanDyk
139 Cozzens Road
Huntington, VT 05462
802-540-3030

Geotechnical:

Knight Consulting Engineers
Eric Goddard
51 Knight Lane
Williston, VT 05495
802-879-6376



PLAN INTENT:
THESE PLANS ARE INTENDED FOR
PERMITTING PURPOSES.



USE AND INTERPRETATION OF THE DRAWINGS	
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such.	
2. Only drawings specifically marked "For Construction" are intended to be used in conjunction with contract documents, specifications, owner/contractor agreements and to be fully coordinated with other disciplines, including but not limited to, the Architect, if applicable. These Drawings shall not be used for construction layout. Contact TCE for any construction surveying services or to obtain electronic data suitable for construction layout.	
3. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are to be exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.	
4. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings and have met with all applicable parties/disciplines to insure these plans are properly coordinated with other aspects of the Project. The Owner and Architect, are responsible for any buildings shown, including an area measured five (5) feet around any building.	
5. It is the User's responsibility to ensure this copy contains the most current revisions.	
BEFORE USING THESE PLANS ENSURE THAT YOU HAVE THE LATEST REVISION	
LAST REVISED:	1/16/20

LEGEND						
	LINE				SYMBOL	
	EXISTING	PROPOSED	REMOVED/ABANDONED		EXISTING	PROPOSED
SITE				SITE		
	EXISTING	PROPOSED	REMOVED/ABANDONED		EXISTING	PROPOSED
PAVED DRIVE OR ROAD	=====	=====	-----	SIGN	◻	◻
GRAVEL DRIVE OR ROAD	=====	=====	-----	WETLAND FLAG	★	★
PAVED DRIVE OR ROAD WITH CURB	=====	=====	-----	UTILITIES		
TREE LINE	~~~~~	~~~~~	~~~~~	SEWER MANHOLE (SMH)	○	●
TRAIL	-----	-----	-----	SEWER CLEANOUT (CO)	◊	◊
WETLAND LIMIT	-----	-----	-----	PUMP STATION (PS)	⊙	⊙
TOPOGRAPHIC CONTOURS	----- 124 -----	----- 124 -----	-----	STORM DRAINAGE MANHOLE (DMH)	○	●
STREAM	-----	-----	-----	CATCH BASIN (CB)	◻	●
SILT FENCE	-----	-----	-----	STORM DRAINAGE CLEANOUT	◊	◊
UTILITIES				OUTLET OR END SECTION	>	>
SEWER MAINS AND SERVICES	----- S -----	----- S -----	-- S ----- S ----- S -----	VALVE	⊗	⊗
SEWER FORCEMAIN	----- FM -----	----- FM -----	-- FM ----- FM ----- FM -----	CURB STOP (CS)	⊗	⊗
WATER MAINS AND SERVICES	----- W -----	----- W -----	-- W ----- W ----- W -----	FIRE HYDRANT (HYD)	⊗	⊗
STORM DRAINAGE	----- D -----	----- D -----	-- D ----- D ----- D -----	WATER SUPPLY WELL	⊗	⊗
CURTAIN DRAIN	----- CD -----	----- CD -----	-- CD ----- CD ----- CD -----	END CAP	⊗	⊗
UNDERDRAIN	----- UD -----	----- UD -----	-- UD ----- UD ----- UD -----	BLOWOFF	⊗	⊗
ROOF DRAIN	----- RD -----	----- RD -----	-- RD ----- RD ----- RD -----	UTILITY POLE	⊗	⊗
FOOTING DRAIN	----- FD -----	----- FD -----	-- FD ----- FD ----- FD -----	MTC OR TRANSFORMER	⊗	⊗
LIQUID PROPANE OR NATURAL GAS	----- G -----	----- G -----	-- G ----- G ----- G -----	TELEPHONE MANHOLE	○	●
OVERHEAD POWER	----- OHP -----	----- OHP -----	-- OHP ----- OHP ----- OHP -----	TELEPHONE PEDESTAL	◻	●
UNDERGROUND POWER	----- UP -----	----- UP -----	-- UP ----- UP ----- UP -----	LUMINAIRE	⊗	⊗
OVERHEAD TELEPHONE	----- OHT -----	----- OHT -----	-- OHT ----- OHT ----- OHT -----	BOLLARD LIGHT	⊗	⊗
UNDERGROUND TELEPHONE	----- UT -----	----- UT -----	-- UT ----- UT ----- UT -----	TELEVISION PEDESTAL	⊗	⊗
OVERHEAD POWER & TELEPHONE	----- OHP&T -----	----- OHP&T -----	-- OHP&T ----- OHP&T -----	FIELD		
UNDERGROUND POWER & TELEPHONE	----- UP&T -----	----- UP&T -----	-- UP&T ----- UP&T -----	CALCULATED POINT	△	△
OVERHEAD POWER, TELEPHONE & CABLE	----- OHP&T&C -----	----- OHP&T&C -----	-- OHP&T&C ----- OHP&T&C -----	TCE CONTROL POINT STEEL REBAR	▲	▲
UNDERGROUND POWER, TELEPHONE & CABLE	----- UP&T&C -----	----- UP&T&C -----	-- UP&T&C ----- UP&T&C -----	TCE CONTROL POINT PK NAIL	●	●
CABLE TELEVISION	----- CTV -----	----- CTV -----	-- CTV -----	OBSERVATION WELL	⊗	⊗
FIBER OPTIC	-----	-----	-----	PERCOLATION TEST	⊗	⊗
SURVEY	-----	-----	-----	SOIL TEST PIT	⊗	⊗
PROPERTY LINE	-----	-----	-----	SOIL BORING	⊗	⊗
RIGHT-OF-WAY LINE	-----	-----	-----	BENCHMARK	⊗	⊗
EASEMENTS	-----	-----	-----	SURVEY		
STONEWALL	-----	-----	-----	FOUND	●	●
FENCE	----- X -----	----- X -----	----- X -----	TO BE SET	○	○
BUILDING SETBACKS	-----	-----	-----	SET	◻	◻

CONSTRUCTION NOTES:

- CONTRACT DOCUMENTS THESE PLANS WERE PREPARED BY TRUDELL CONSULTING ENGINEERS (TCE) AND ARE INTENDED TO BE USED IN CONJUNCTION WITH THE STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT, #C-700 PREPARED BY THE ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE (EJCDC), LATEST EDITION. COPIES ARE AVAILABLE AT WWW.NSPE.ORG/EJCDC.
- UNDERGROUND IMPROVEMENTS: THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE ASSUMED BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE AVAILABLE AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER.
- DIFFERING SUBSURFACE OR PHYSICAL CONDITIONS: IF CONTRACTOR BELIEVES THAT ANY SUBSURFACE OR PHYSICAL CONDITION AT OR CONTIGUOUS TO THE SITE THAT IS UNCOVERED OR REVEALED EITHER: (1) IS OF SUCH A NATURE AS TO ESTABLISH THAT ANY "TECHNICAL DATA" ON WHICH CONTRACTOR RELIED IS MATERIALLY INACCURATE; OR (2) IS OF SUCH A NATURE AS TO REQUIRE A CHANGE IN THE PLANS/ CONTRACT DOCUMENTS; OR (3) DIFFERS MATERIALLY FROM THAT SHOWN OR INDICATED IN THE PLANS/CONTRACT DOCUMENTS; OR (4) IS OF AN UNUSUAL NATURE, AND DIFFERS MATERIALLY FROM CONDITIONS ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE PLANS/CONTRACT DOCUMENTS; THEN CONTRACTOR SHALL, PROMPTLY AFTER BECOMING AWARE THEREOF AND BEFORE FURTHER DISTURBING THE SUBSURFACE OR PHYSICAL CONDITIONS OR PERFORMING ANY WORK IN CONNECTION THEREWITH (EXCEPT IN AN EMERGENCY), NOTIFY OWNER AND ENGINEER ABOUT SUCH CONDITION. CONTRACTOR SHALL NOT FURTHER DISTURB SUCH CONDITION OR PERFORM ANY WORK IN CONNECTION THEREWITH (EXCEPT AS AFORESAID) UNTIL RECEIPT OF WRITTEN ORDER TO DO SO.
- UTILITIES: PRIVATE AND PUBLIC UTILITIES SUCH AS ELECTRIC, TELEPHONE, GAS, CABLE, FIBER OPTIC ETC., ARE THE RESPONSIBILITY OF THE RESPECTIVE UTILITY COMPANY. ANY INFORMATION SHOWN BY TCE SHOULD BE CONSIDERED PRELIMINARY (USUALLY TO ASSIST WITH PERMITTING), FINAL DESIGN, CONSTRUCTION AND MAINTENANCE ARE THE RESPONSIBILITY OF RESPECTIVE UTILITY COMPANIES. COMPLIANCE WITH EASEMENTS AND REGULATIONS (STATE AND LOCAL) ARE THE RESPONSIBILITY OF RESPECTIVE UTILITY COMPANY.
- DIGSAFE: IN ACCORDANCE WITH VERMONT STATE LAW (VSA TITLE 30 CHAPTER 86 AND PSB RULE 3.800) THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT DIGSAFE SYSTEMS, INC. "DIGSAFE" AT LEAST 48 HOURS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, BUT NOT MORE THAN 30 DAYS BEFORE COMMENCING EXCAVATION ACTIVITIES, EXCEPT IN AN EMERGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRE-MARKING THE SITE AND MAINTAINING DESIGNATED MARKINGS. FOR MORE INFORMATION ON DIGSAFE REQUIREMENTS SEE WWW.DIGSAFE.COM
- JOB SITE SAFETY: NEITHER THE PROFESSIONAL ACTIVITIES OF TRUDELL CONSULTING ENGINEERS (TCE), NOR THE PRESENCE OF TCE OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION SITE, SHALL RELIEVE THE GENERAL CONTRACTOR AND ANY OTHER ENTITY OF THEIR OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. TCE AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CLIENT AGREES THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY, AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE CLIENTS AGREEMENT WITH THE GENERAL CONTRACTOR. THE CLIENT ALSO AGREES THAT THE CLIENT, TCE AND TCE'S CONSULTANTS SHALL BE INDEMNIFIED AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.
- CODES AND STANDARDS COMPLIANCE: TCE SHALL EXERCISE USUAL AND CUSTOMARY PROFESSIONAL CARE IN ITS EFFORTS TO COMPLY WITH CODES, STANDARDS, REGULATIONS, AND ORDINANCES IN EFFECT. THE OWNER ACKNOWLEDGES THAT SUCH REQUIREMENTS MAY BE SUBJECT TO VARIOUS AND CONTRADICTORY INTERPRETATIONS. TCE, THEREFORE, WILL ITS REASONABLE PROFESSIONAL EFFORTS AND JUDGMENT TO INTERPRET APPLICABLE REQUIREMENTS AS THEY APPLY TO THE PROJECT. TCE, HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT THE PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF SUCH REQUIREMENTS.
- CONSTRUCTION OBSERVATION: TCE MAY VISIT THE PROJECT AT APPROPRIATE INTERVALS DURING CONSTRUCTION TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND TO DETERMINE IF THE WORK IS PRECEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE OWNER HAS NOT RETAINED TCE TO MAKE DETAILED INSPECTIONS OR TO PROVIDE EXHAUSTIVE OR CONTINUOUS PROJECT REVIEW AND OBSERVATION SERVICES. TCE DOES NOT GUARANTEE THE PERFORMANCE OF, AND SHALL NOT HAVE RESPONSIBILITY FOR, THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUB-CONTRACTOR, SUPPLIER OR ANY OTHER ENTITY FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT. TCE SHALL NOT SUPERVISE, DIRECT OR HAVE CONTROL OVER THE CONTRACTOR'S WORK NOR HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR. IF THE OWNER DESIRES MORE EXTENSIVE PROJECT OBSERVATION OR FULL-TIME PROJECT REPRESENTATION, THE OWNER SHALL REQUEST SUCH SERVICES BE PROVIDED BY TCE AS ADDITIONAL SERVICES.
- UTILITIES SHOWN ARE APPROXIMATE AND DO NOT NECESSARILY REPRESENT ALL UTILITIES LOCATED ON OR ADJACENT TO THE AREA SURVEYED. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN ARE TO BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
- ALL GRAZED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
- MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS, LOCAL PUBLIC WORKS STANDARDS AND ALL CONSTRUCTION SAFETY REGULATIONS.
- ANY DEWATERING-NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM(S) IN QUESTION.
- ALL SYSTEM COMPONENTS (TANKS, PIPES, JOINTS) SHALL BE WATERTIGHT.
- CONTRACTOR SHALL SUBMIT FINAL PROPOSED SHORING SCHEME TO THE GEOTECHNICAL ENGINEER TO CHECK COMPLIANCE WITH OVERALL SLOPE STABILITY FACTORS-OF- SAFETY.

GENERAL NOTES:

- CONTRACTOR TO ADJUST ANY POTABLE WATER LINE CROSSINGS AND CONSULT WITH ENGINEER TO MEET REQUIREMENTS SHOWN ON THE DETAIL SHEET "WATER/SEWER CROSSING" DETAIL.
- SEWER LATERAL CONNECTIONS ARE SHOWN FOR CLARITY. CONTRACTOR TO CONSULT WITH ENGINEER AND SUPPLY BENDS, CLEANOUTS, ETC. AS NECESSARY TO FACILITATE PROPER CONNECTION BETWEEN FOUNDATION WALL AND SEWER MAIN LINE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL RELEVANT PARTIES (INCLUDING, BUT NOT LIMITED TO OWNER, ARCHITECT AND UTILITY COMPANIES) TO DETERMINE FINAL LAYOUT AND DESIGN.
- DESIGN AND CONSTRUCTION OF PEDESTRIAN WALKS, RAMPS AND DECKS BETWEEN BUILDINGS AND PARKING LOTS IS PROVIDED BY THE ARCHITECT AND INCORPORATED INTO THE BUILDING DESIGN.
- ALL CURB STOP VALVES TO BE INSTALLED WITH ACCESS COVER AT FINISHED GRADE.
- ALL WATER LINE TAPS SHALL BE LIVE TAPS; EXISTING WATER LINE MUST REMAIN IN SERVICE DURING CONNECTION, UNLESS INDICATED OTHERWISE.

SURVEY NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT PERTINENT EXISTING CONDITIONS AS OF THE DATE OF SURVEY. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY USING A TOPCON TOTAL STATION, PERFORMED BY TRUDELL CONSULTING ENGINEERS ON APRIL 26, 2011.
- BEARINGS SHOWN ARE MAGNETIC NORTH TAKEN ALONG A LEG OF THE SURVEY TRAVERSE.
- VERTICAL DATUM IS ASSUMED BASED ON TCE CONTROL POINT #1 ELEV.=500.0.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE ASSUMED BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE AVAILABLE AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION.



ENGINEERING • SURVEY
PLANNING • ENVIRONMENTAL

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802.879.6331 | WWW.TCEVT.COM

Revisions

No.	Description	Date	By
1	Conservation Board	1/17/13	AAD
2	For Local Submittal	2/15/19	AAD
3	Per DPW Comments	11/6/19	AAD

Use of these Drawings

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

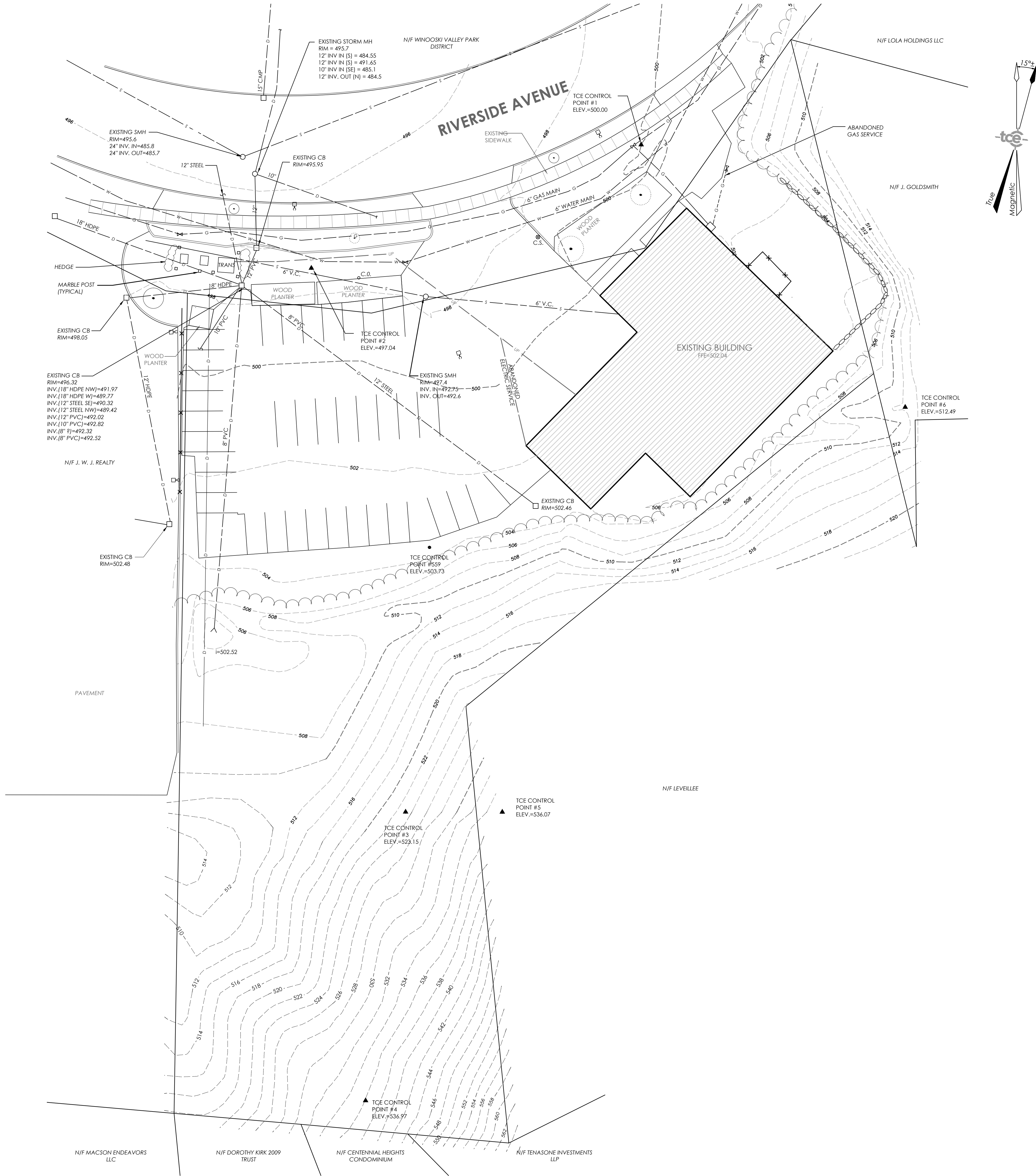
Sisters and Brothers
Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Legend & Notes

Date:	11/21/2012
Scale:	
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C1-01



- GENERAL NOTES:**
- OWNER OF RECORD: SISTERS AND BROTHERS INVESTMENT GROUP
 - TAX PARCEL ID: 046-3-081
 - PHYSICAL ADDRESS OF PROPERTY: 110 RIVERSIDE AVE. BURLINGTON, VERMONT 05401
 - PARCEL SIZE: 1.22 ACRES±
 - LOT COVERAGE: BUILDINGS - 6,887 SQ. FT. OR 13.0%
OVERALL - 21,409 SQ. FT. OR 40.4%
 - PARKING: 36 SPACES
- SURVEY NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT PERTINENT EXISTING CONDITIONS AS OF THE DATE OF SURVEY. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY USING A TOPCON TOTAL STATION, PERFORMED BY TRUDELL CONSULTING ENGINEERS ON APRIL 26, 2011.
 - BEARINGS SHOWN ARE MAGNETIC NORTH TAKEN ALONG A LEG OF THE SURVEY TRAVERSE.
 - VERTICAL DATUM IS ASSUMED BASED ON TCE CONTROL POINT #1 ELEV.=500.0.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE ASSUMED BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE AVAILABLE AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION.

Revisions		Date	By
No.	Description		
1	For Local Submittal	2/15/19	AAD

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Project Title

Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Existing Conditions

Date:	11/21/12
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	PJM
Project Engineer:	AAL
Approved By:	
Field Book:	



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Revisions			
No.	Description	Date	By
1	Conservation Board	1/17/13	AAD
2	Crosswalk & Driveway	3/28/13	AAD
3	For Local Submittal	2/15/19	AAD
4	Per DPW Comments	2/15/2019	AAD
5	Geotech Notes & Dumpster	1/16/2020	AAD

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Project Title

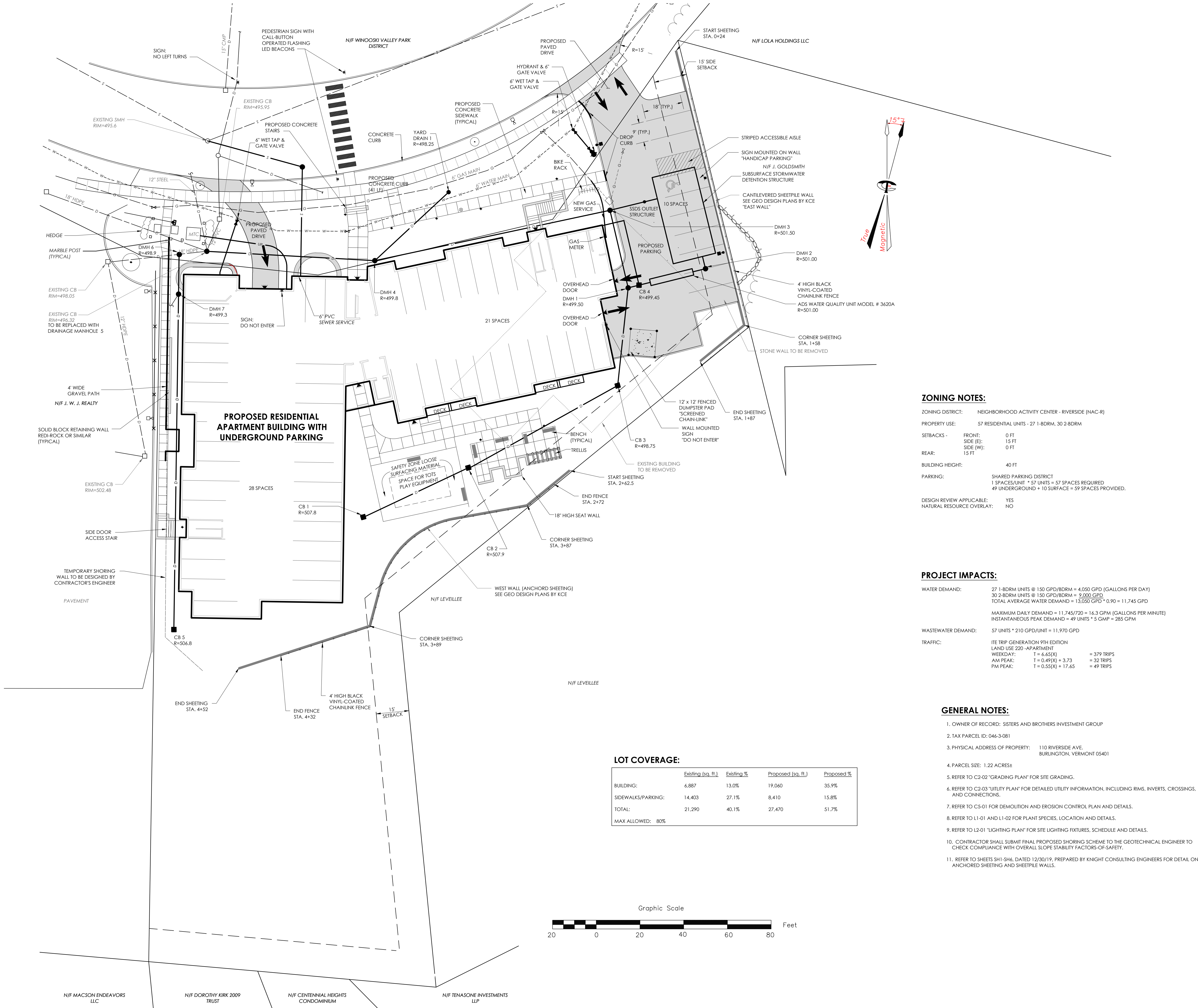
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Site Plan

Date: 11/21/2012
Scale: 1" = 20'
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By:
Field Book:

C2-01



ZONING NOTES:

ZONING DISTRICT: NEIGHBORHOOD ACTIVITY CENTER - RIVERSIDE (NAC-R)
PROPERTY USE: 57 RESIDENTIAL UNITS - 27 1-BDRM, 30 2-BDRM
SETBACKS - FRONT: 0 FT
SIDE (E): 15 FT
SIDE (W): 0 FT
REAR: 15 FT
BUILDING HEIGHT: 40 FT
PARKING: SHARED PARKING DISTRICT
1 SPACES/UNIT * 57 UNITS = 57 SPACES REQUIRED
49 UNDERGROUND + 10 SURFACE = 59 SPACES PROVIDED.

DESIGN REVIEW APPLICABLE: YES
NATURAL RESOURCE OVERLAY: NO

PROJECT IMPACTS:

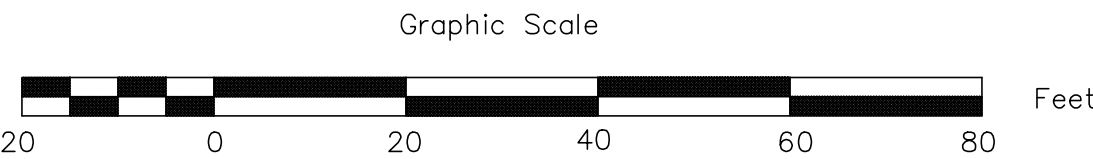
WATER DEMAND: 27 1-BDRM UNITS @ 150 GPD/BDRM = 4,050 GPD (GALLONS PER DAY)
30 2-BDRM UNITS @ 150 GPD/BDRM = 9,000 GPD
TOTAL AVERAGE WATER DEMAND = 13,050 GPD * 0.90 = 11,745 GPD
MAXIMUM DAILY DEMAND = 11,745/220 = 14.3 GPM (GALLONS PER MINUTE)
INSTANTANEOUS PEAK DEMAND = 49 UNITS * 5 GMP = 285 GPM
WASTEWATER DEMAND: 57 UNITS * 210 GPD/UNIT = 11,970 GPD
TRAFFIC: ITE TRIP GENERATION 9TH EDITION
LAND USE 220 - APARTMENT
WEEKDAY: T = 6.65(X) = 379 TRIPS
AM PEAK: T = 0.49(X) + 3.73 = 32 TRIPS
PM PEAK: T = 0.55(X) + 17.65 = 49 TRIPS

GENERAL NOTES:

1. OWNER OF RECORD: SISTERS AND BROTHERS INVESTMENT GROUP
2. TAX PARCEL ID: 046-3-081
3. PHYSICAL ADDRESS OF PROPERTY: 110 RIVERSIDE AVE, BURLINGTON, VERMONT 05401
4. PARCEL SIZE: 1.22 ACRES±
5. REFER TO C2-02 "GRADING PLAN" FOR SITE GRADING.
6. REFER TO C2-03 "UTILITY PLAN" FOR DETAILED UTILITY INFORMATION, INCLUDING RIMS, INVERTS, CROSSINGS, AND CONNECTIONS.
7. REFER TO C5-01 FOR DEMOLITION AND EROSION CONTROL PLAN AND DETAILS.
8. REFER TO L1-01 AND L1-02 FOR PLANT SPECIES, LOCATION AND DETAILS.
9. REFER TO L2-01 "LIGHTING PLAN" FOR SITE LIGHTING FIXTURES, SCHEDULE AND DETAILS.
10. CONTRACTOR SHALL SUBMIT FINAL PROPOSED SHORING SCHEME TO THE GEOTECHNICAL ENGINEER TO CHECK COMPLIANCE WITH OVERALL SLOPE STABILITY FACTORS-OF-SAFETY.
11. REFER TO SHEETS SH1-SH4, DATED 12/20/19, PREPARED BY KNIGHT CONSULTING ENGINEERS FOR DETAIL ON ANCHORED SHEETING AND SHEETPILE WALLS.

LOT COVERAGE:

	Existing (sq. ft.)	Existing %	Proposed (sq. ft.)	Proposed %
BUILDING:	6,887	13.0%	19,060	35.9%
SIDEWALKS/PARKING:	14,403	27.1%	8,410	15.8%
TOTAL:	21,290	40.1%	27,470	51.7%
MAX ALLOWED:	80%			





Revisions			
No.	Description	Date	By
1	For Local Submittal	2/15/19	AAL
2	Per DPW Comments	11/6/19	AAD
3	Geotech Notes & Dumpster	1/16/20	AAD

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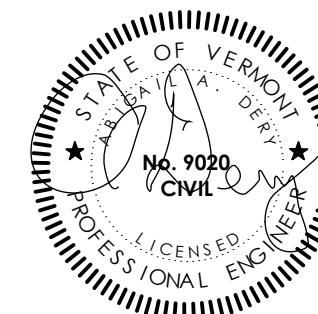
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Project Title

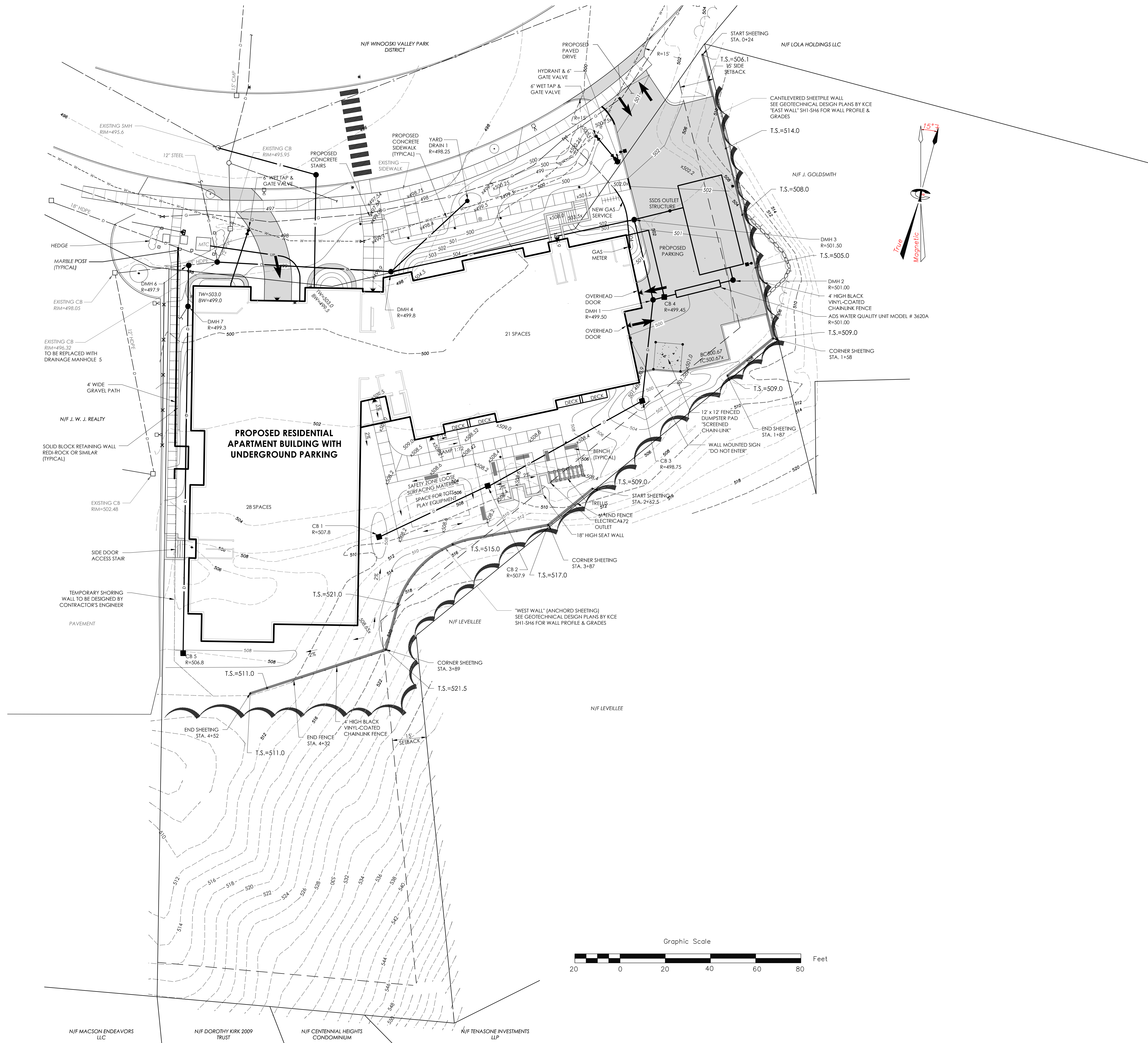
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Grading Plan

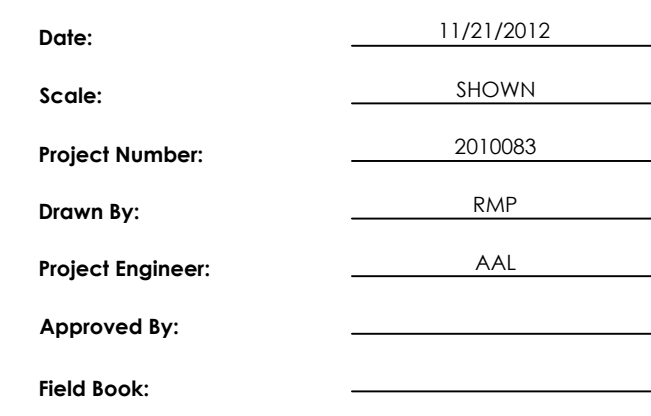
Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C2-02

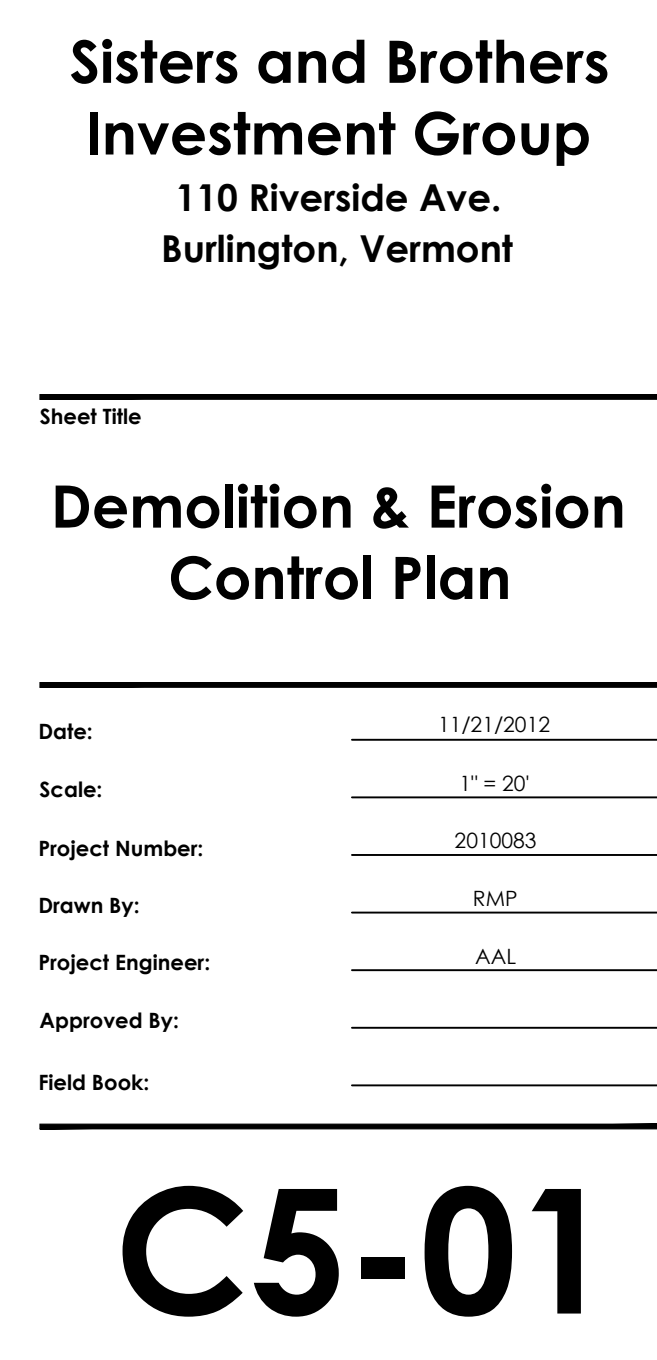
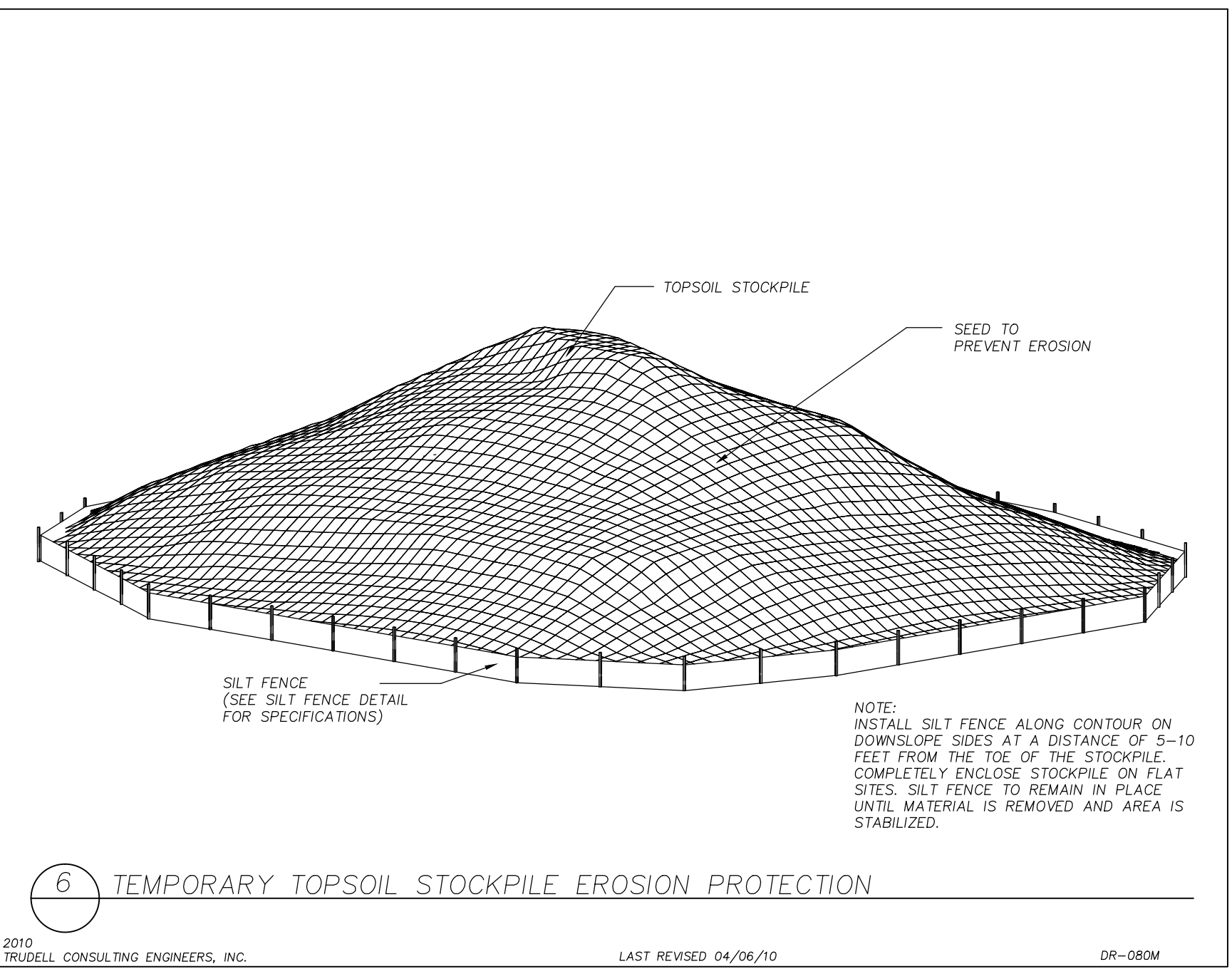
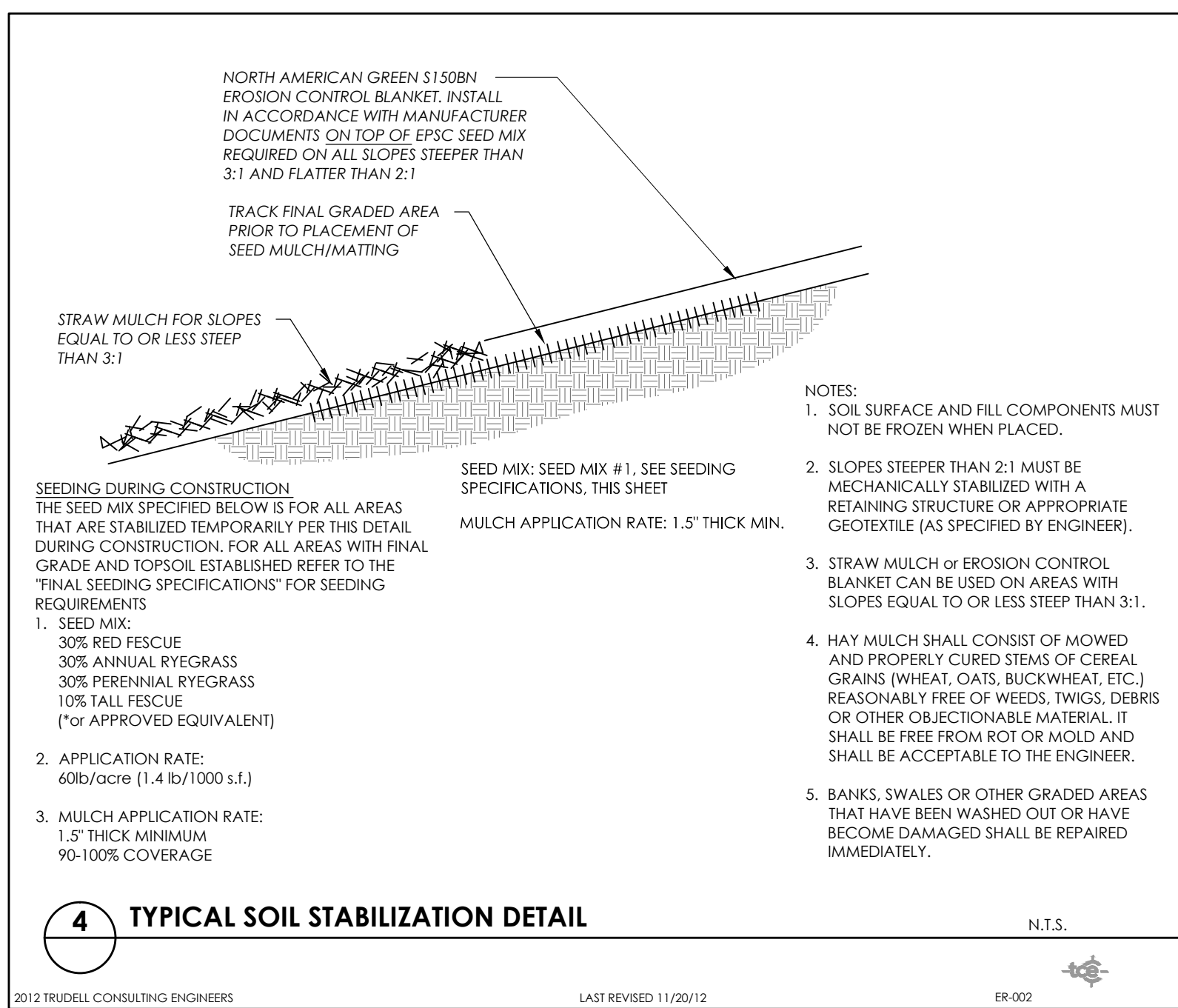
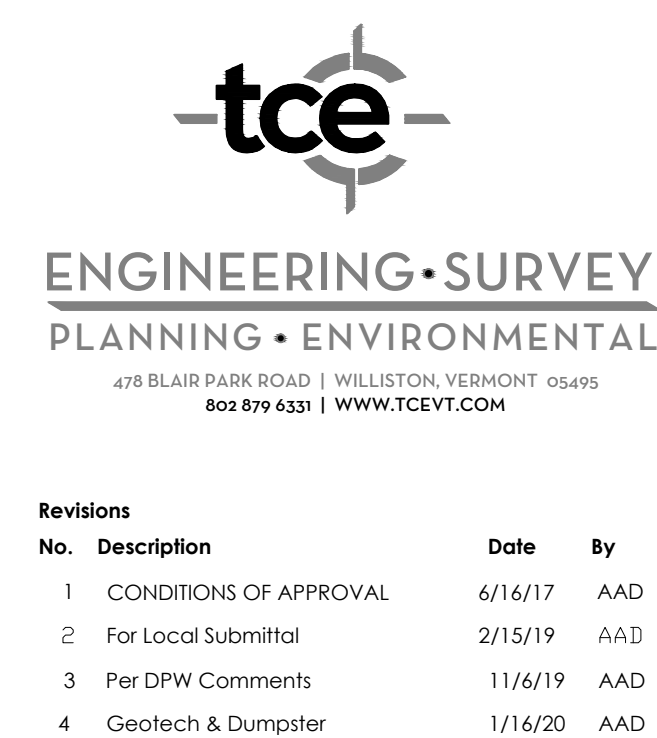
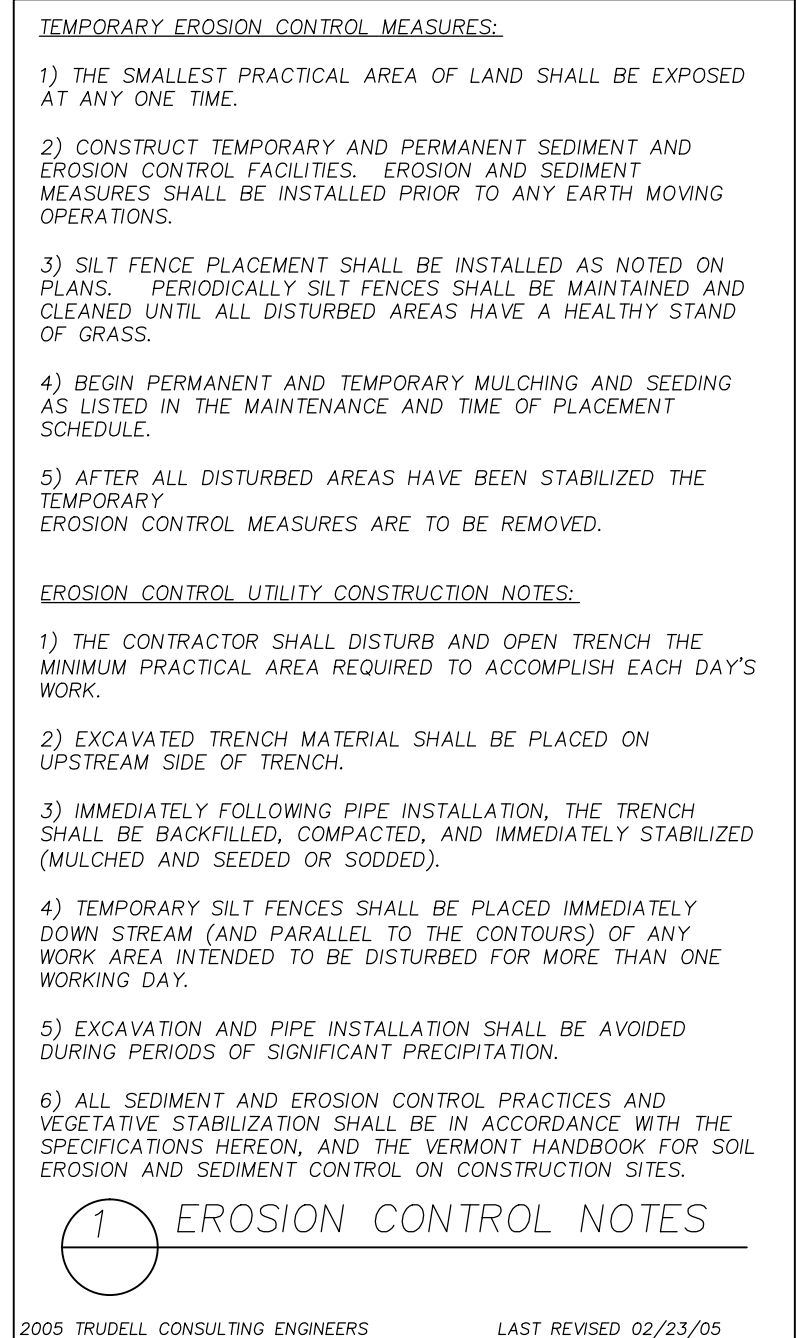




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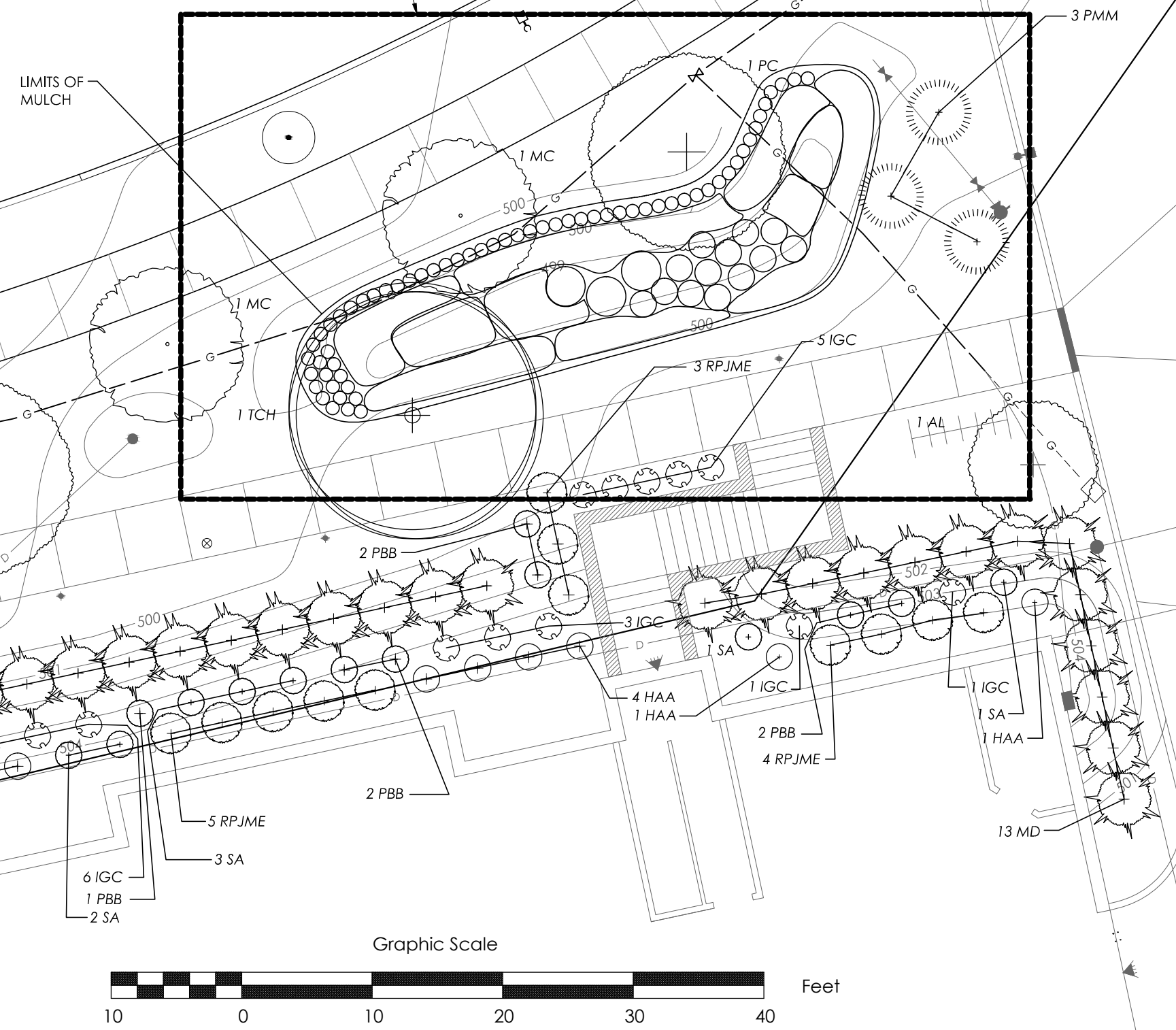
INSET
1" = 10'





KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	SPACING
ANC	<i>Anemone canadensis</i>	Windflower	45	plug	18" O.C.
ARM	<i>Aronia melanocarpa</i>	Black chokeberry	3	7 gal. cont.	42" O.C.
ASC	<i>Asarum canadense</i>	Wild ginger	60	plug	12" O.C.
BAA	<i>Baptisia australis</i>	Wild blue indigo	7	2 gal. cont.	24" O.C.
CAF	<i>Calamagrostis 'karl foerster'</i>	Feather reed grass	6	2 gal. cont.	18" O.C.
CAV	<i>Carex vulpinoidea</i>	Brown fox sedge	40	plug	12" O.C.
COL	<i>Coreopsis lanceolata</i>	Threadleaf coreopsis	55	plug	12" O.C.
IRV	<i>Iris versicolor</i>	Blue flag iris	25	plug	18" O.C.
LIS	<i>Liatris spicata</i>	Blazing star	44	plug	12" O.C.
POV	<i>Polygonatum odoratum variegatum</i>	Solomon's Seal	34	plug	12" O.C.

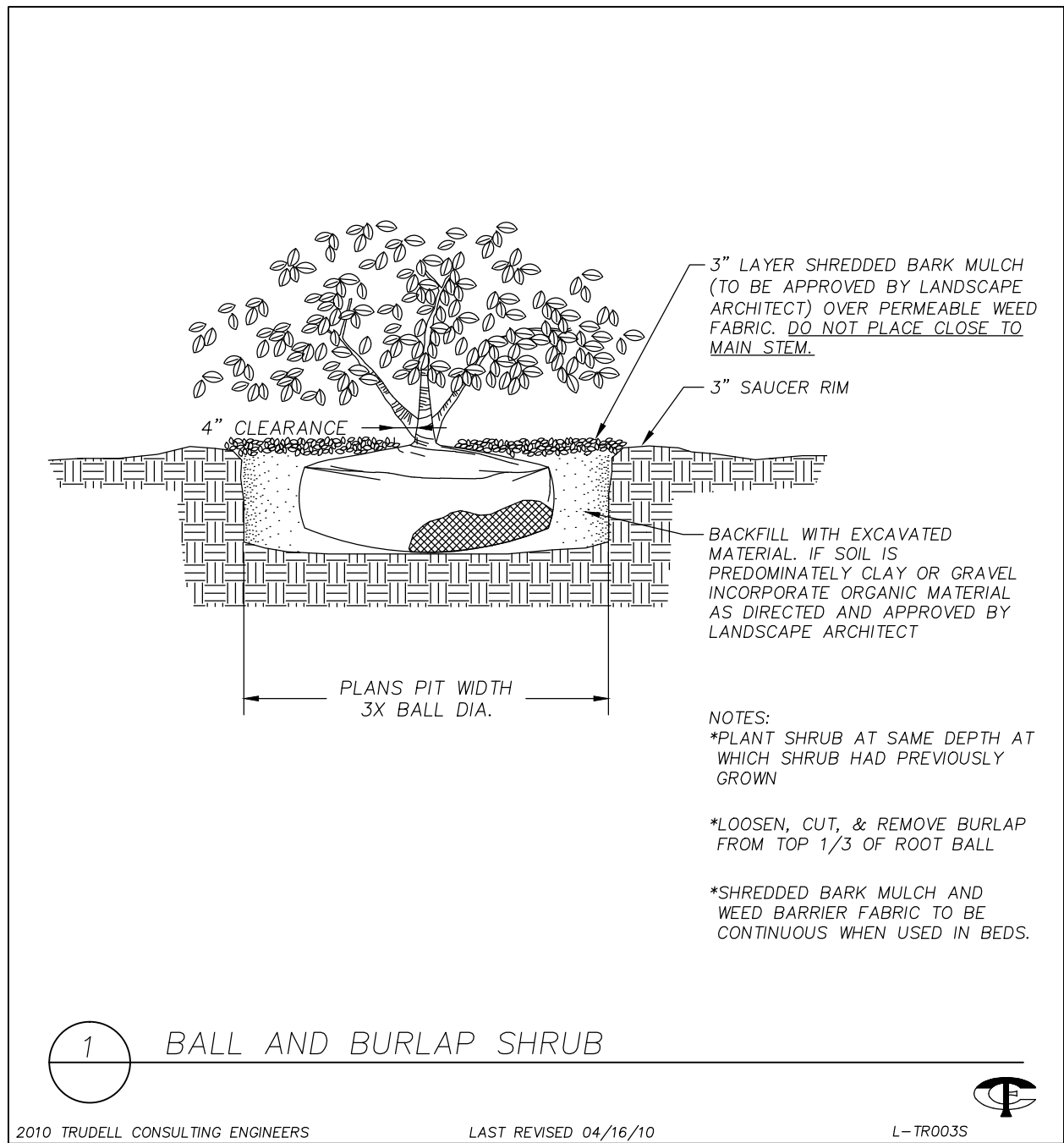
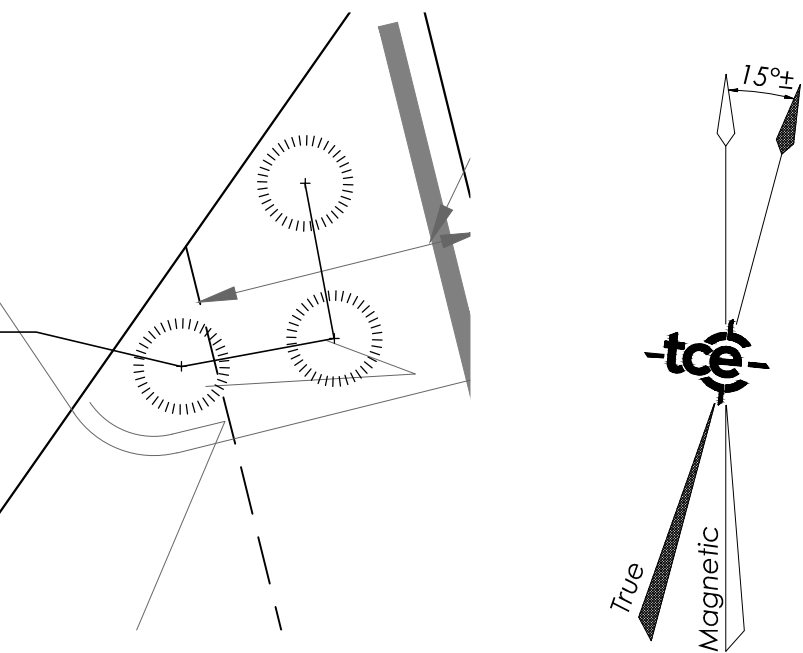
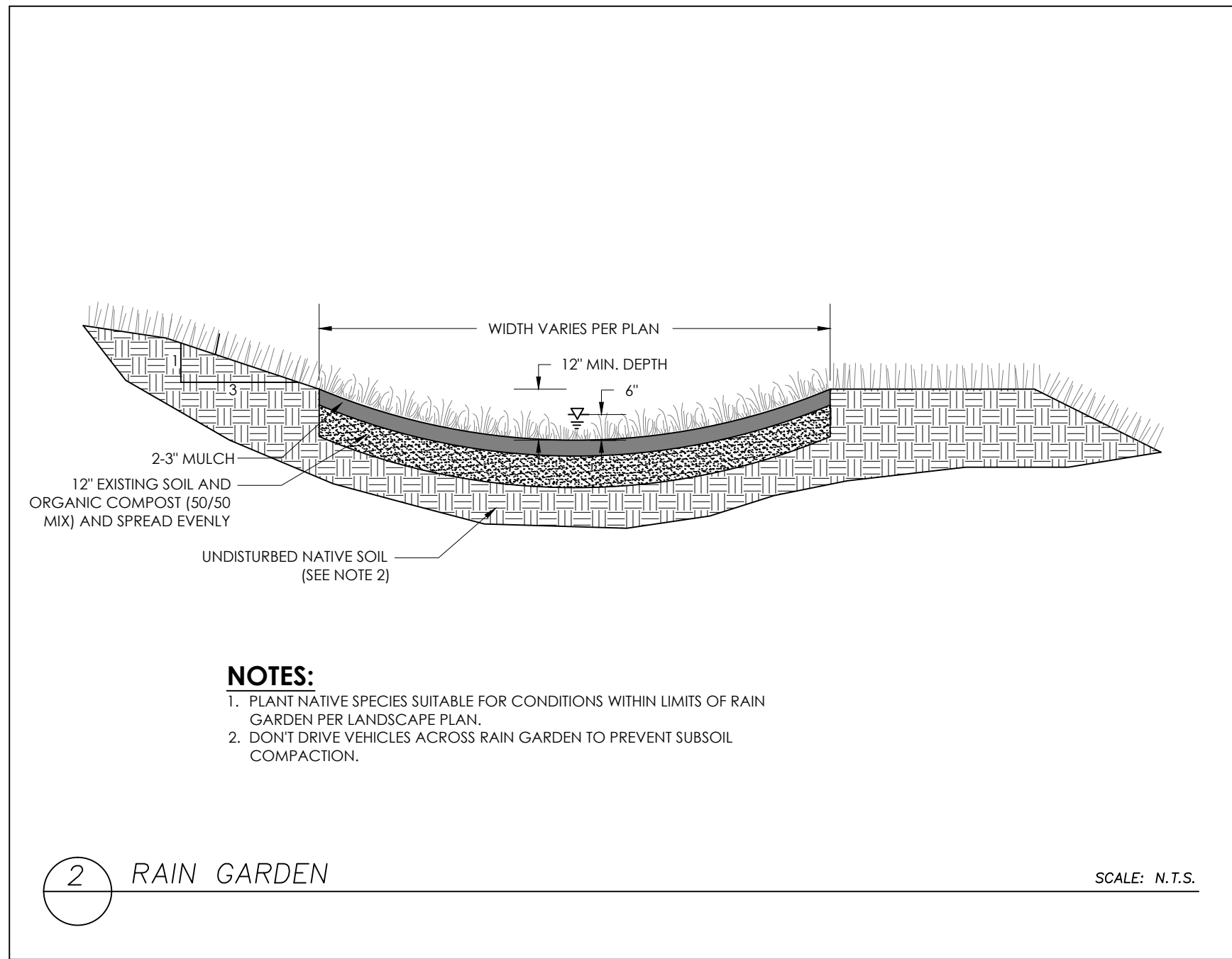
RAIN GARDEN
SEE DETAIL
THIS SHEET



PLANT LIST

FRONT

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS
AL	Amelanchier laevis 'Cumulus'	Allegheny Serviceberry	2	11/2"-13/4"	B&B
CAC	Clethra alnifolia 'Compacta'	Dwarf White Summersweet	14	3gal.	CONT.
EFC	Euonymus fortunei coloratus	Purple Leaf Wintercreeper	33	2 gal.	CONT.
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	9	5 gal.	CONT.
IGC	Ilex glabra 'Compacta'	Compact Inkberry	16	3 gal.	CONT.
JCS	Juniperus chinensis seagreen	Seagreen Juniper	9	3 gal.	CONT.
MC	Malus Centzam	Centurion Crabapple	2	15 gal.	B&B
MD	Microbiota decussata	Russian Cypress	31	3 gal.	CONT.
PBB	Pieris x 'Brouwer's Beauty'	Brouwer's Beauty Andromeda	7	3 gal.	CONT.
PMM	Pinus mugo mughus	Dwarf Mugo Pine	6	3 gal.	CONT.
PF	Potentilla fruticosa 'Mango Tango'	Mango Tango Potentilla	18	3 gal.	CONT.
PC	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Callery Pear	2	21/2" - 3"	B&B
RPJME	Rhododendron PJM 'Elite'	Elite PJM Rhododendron	11	3 gal.	CONT.
SA	Symphoricarpos albus	Snowberry	9	3 gal.	CONT.
TCC	Taxus cuspidata 'capitata'	Pyramidal Upright Japanese Yew	1	4'-5'	B&B
TMD	Taxus media densiformis	Dense Yew	6	18"-24"	CONT.
TON	Thuja occidentalis nigra	Dark American Arborvitae	6	4'-5'	B&B
TOS	Thuja occidentalis	Smaragd Arborvitae	4	5'-6'	B&B
TCH	Tilia cordata 'Chancellor'	Chancellor Littleleaf Linden	5	2 1/2"-3"	B&B
VC	Viburnum cassinoides	Witherod Viburnum	10	7 gal.	CONT.



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Project Title

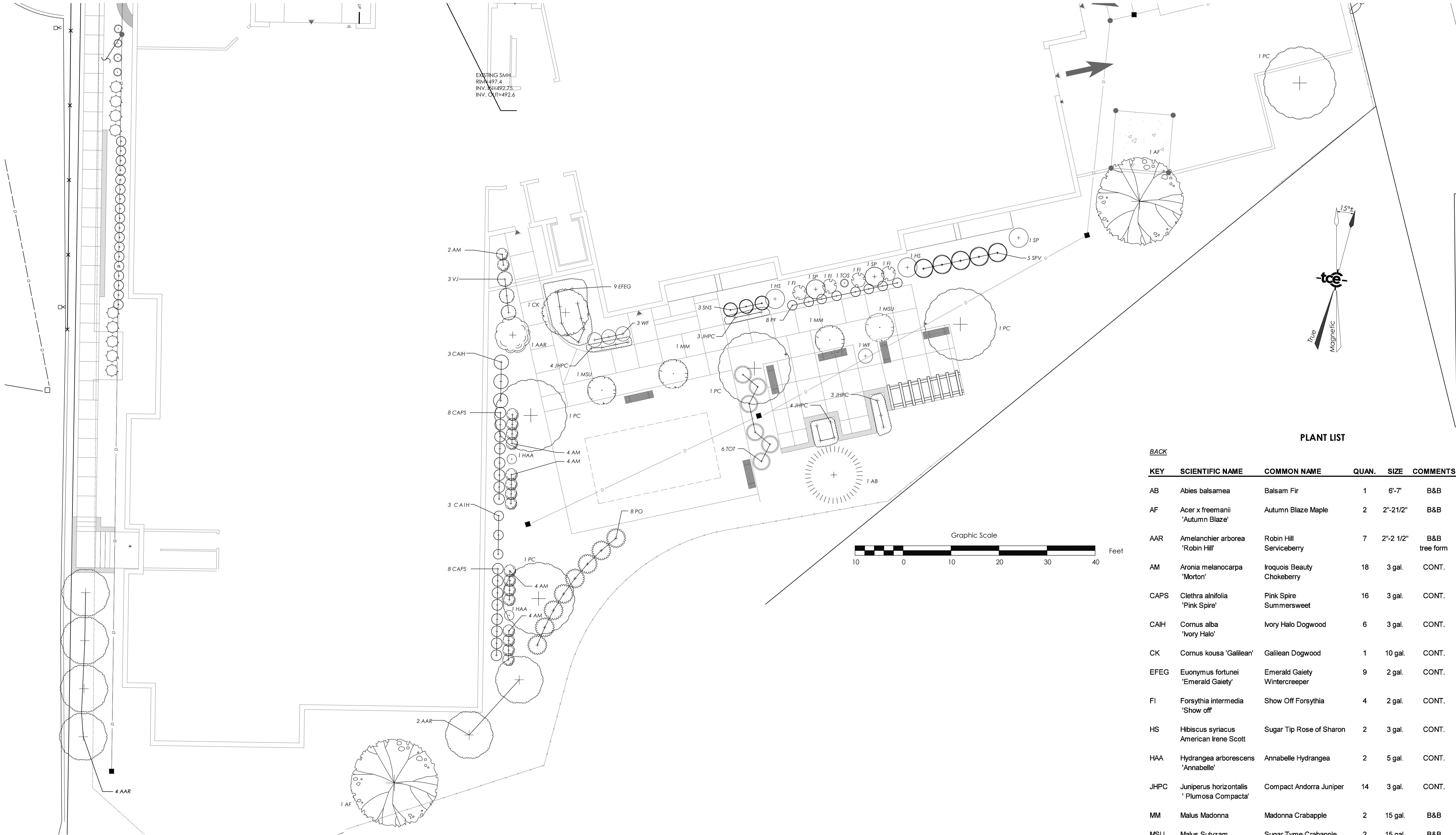
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Planting Plan

Date:	11/21/2012
Scale:	1" = 10'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

L1-01



PLANT LIST

[BACK](#)

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS
AB	Abies balsamea	Balsam Fir	1	6'-7'	B&B
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2	2"-21/2"	B&B
AAR	Amelanchier arborea 'Robin Hill'	Robin Hill Serviceberry	7	2"-2 1/2"	B&B tree form
AM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	18	3 gal.	CONT.
CAPS	Clethra alnifolia	Pink Spire Summersweet	16	3 gal.	CONT.
CAIH	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	6	3 gal.	CONT.
CK	Cornus kousa 'Galilean'	Galilean Dogwood	1	10 gal.	CONT.
ELEG	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	9	2 gal.	CONT.
FI	Forsythia intermedia 'Show off'	Show Off Forsythia	4	2 gal.	CONT.
HS	Hibiscus syriacus American Irene Scott	Sugar Tip Rose of Sharon	2	3 gal.	CONT.
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2	5 gal.	CONT.
JHPC	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	14	3 gal.	CONT.
MM	Malus Madonna	Madonna Crabapple	2	15 gal.	B&B
MSU	Malus Sutyzam	Sugar Tyme Crabapple	2	15 gal.	B&B
PO	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	8	3 gal.	CONT.
PF	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Cinquefoil	8	3 gal.	CONT.
PC	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Callery Pear	5	21/2" - 3"	B&B
SNS	Spiraea x nipponica 'Snowmound'	Snowmound Spirea	3	3 gal.	CONT.
SPV	Spiraea vanhouttei	Vanhoutte Spirea	5	3 gal.	CONT.
SP	Syringa patula "Miss Kim"	Miss Kim Manchurian Lilac	1	2'-2 1/2'	CONT.
TOS	Thuja occidentalis 'Smaragd'	Smaragd Arborvitae	1	5'-6"	B&B
TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	6	3 gal.	CONT.
VJ	Viburnum x juddii	Judd Viburnum	3	5 gal.	CONT.
WF	Weigela florida 'French Lace'	French Lace Weigela	4	3 gal.	CONT.



ENGINEERING • SURVEY
PLANNING • ENVIRONMENTAL
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802.879.6331 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
	1	For Local Submittal	2/15/19	AAD
	2	Per DPW Comments	11/6/19	AAD
	3	Geotech Notes & Dumpster	1/16/20	AAD

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Project Title

Sisters and Brothers
Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Planting Plan

Date: 11/21/2012
Scale: 1" = 10'
Project Number: 2010083
Drawn By: RMP
Project Engineer: AAL
Approved By:
Field Book:

L1-02



ENGINEERING•SURVEY
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No.	Description	Date	By
1	CONDITIONS OF APPROVAL	6/16/17	AAD
2	For Local Submittal	2/15/19	AAD
3	Per DFW Comments	11/6/19	AAD
4	Geotech Notes & Dumpster	1/16/20	AAD

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Project Title

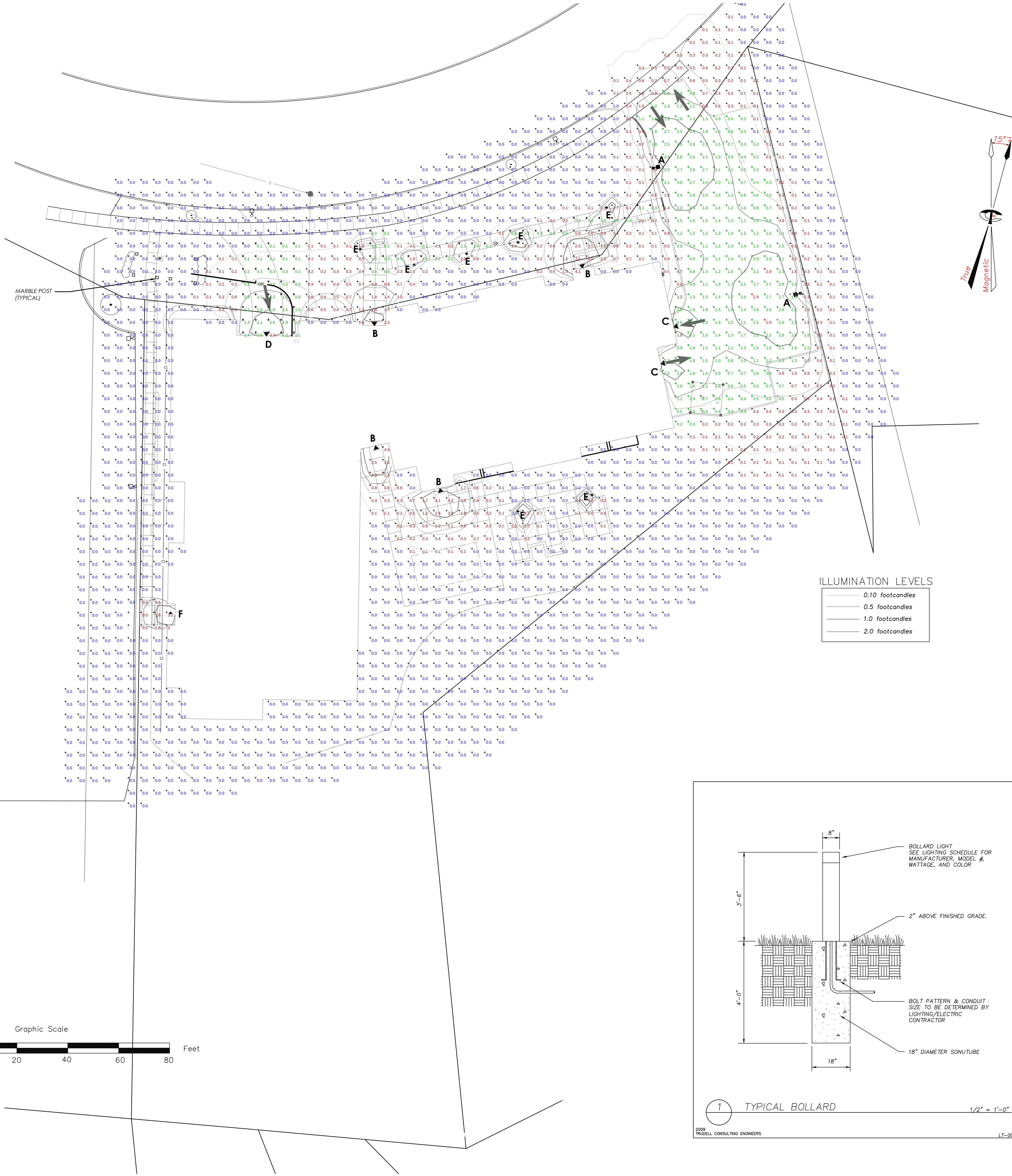
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Lighting Plan

Date: 11/21/2012
Scale: 1" = 20'
Project Number: 2010083
Drawn By: RMP
Project Engineer: AAL
Approved By:
Field Book:

L2-01

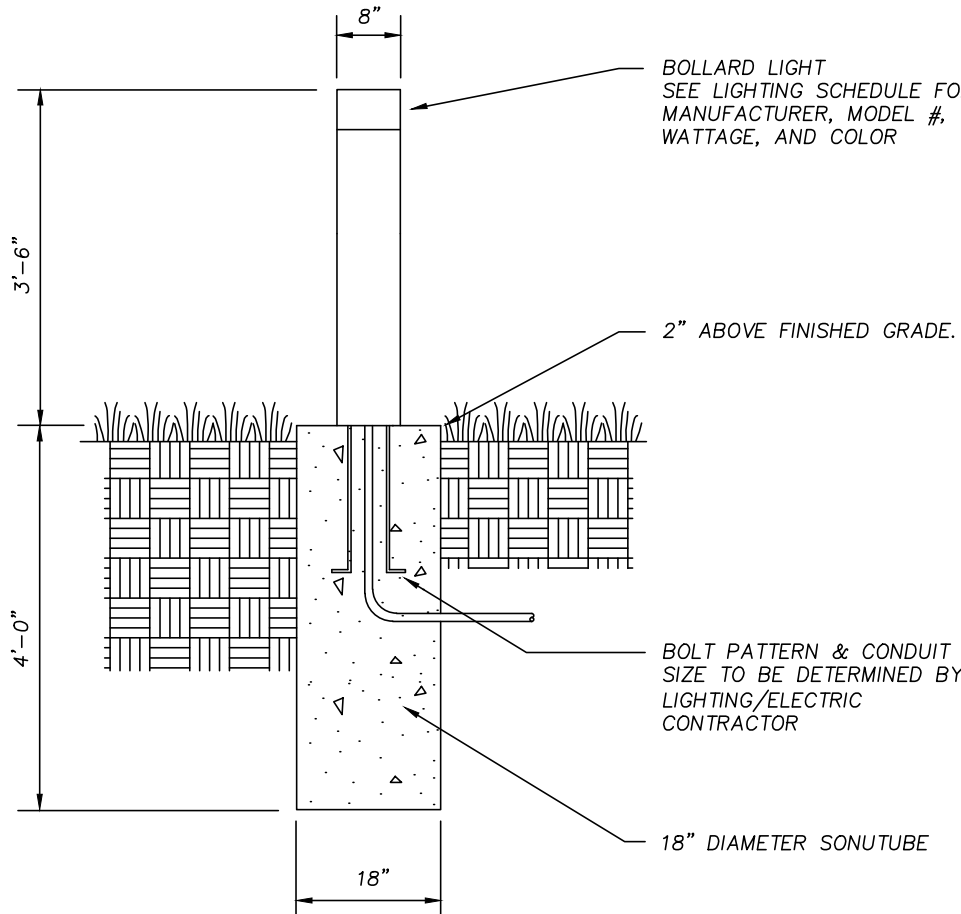


- NOTES:
1. PARKING AREA LIGHT LAYOUT AS SHOWN FOR PERMITTING AND INSTALLATION PURPOSES.
 2. DISCREPANCIES BETWEEN L2-01 AND OTHER CIVIL, ELECTRICAL, OR ARCHITECTURAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.
 3. QUANTITIES AND CATALOG NUMBER SHOWN IN TABLE SHOULD BE VERIFIED BY ELECTRIC CONTRACTOR PRIOR TO ORDERING.
 4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF LUMINAIRES TO BE REMOVED/REPLACED.

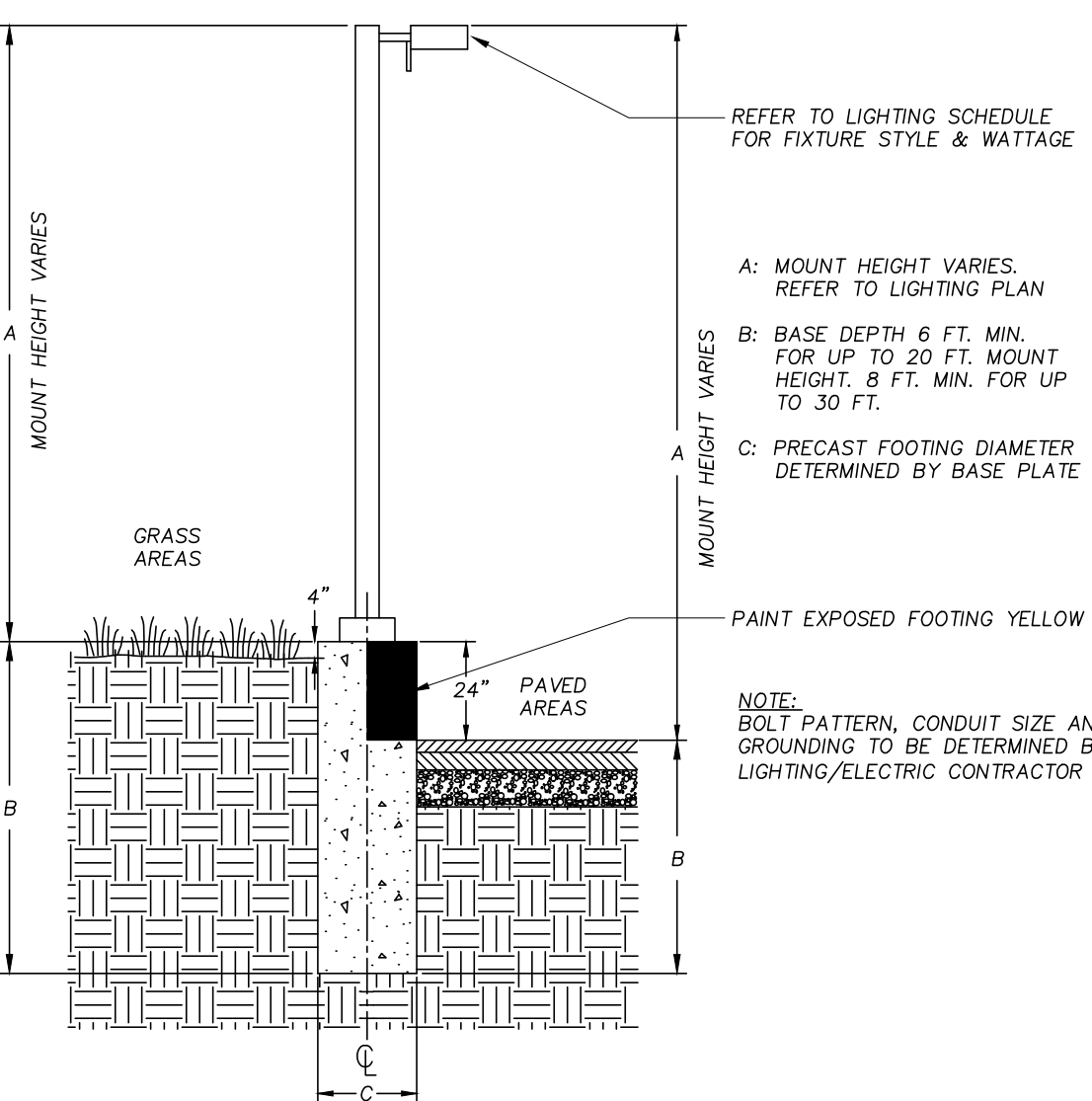
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	0.9 fc	7.5 fc	0.0 fc	N / A	N / A
Parking Area	◇	1.5 fc	2.9 fc	0.1 fc	29.0:1	15.0:1
Walkway	X	0.5 fc	1.9 fc	0.0 fc	N/A	N/A

Symbol	Label	Qty	Catalog Number	Description	Lamp	Mount Height
■	A	2	ARE-EDG-3MB-08	BetaLED Area Light- Type III w/ Backlight Shield	80 LEDs - 90 Watts	15 ft
◀	B	5	SLIM-12-N	Rab LED Slim Wallpack Neutral	12 Watt LED Array	10 ft
◀	C	2	SLIM-12-N	Rab LED Slim Wallpack Neutral	12 Watt LED Array	15 ft
◀	D	1	SLIM-18-N	Rab LED Slim Wallpack Neutral	18 Watt LED Array	15 ft
◆	E	7	WPLED-5	Rab LED Square Bollard Neutral	5 Watt LED Array	3.5 ft
◆	F	1	220-PW	RECESSED FIXTURE Neutral	26W CFL	9 ft

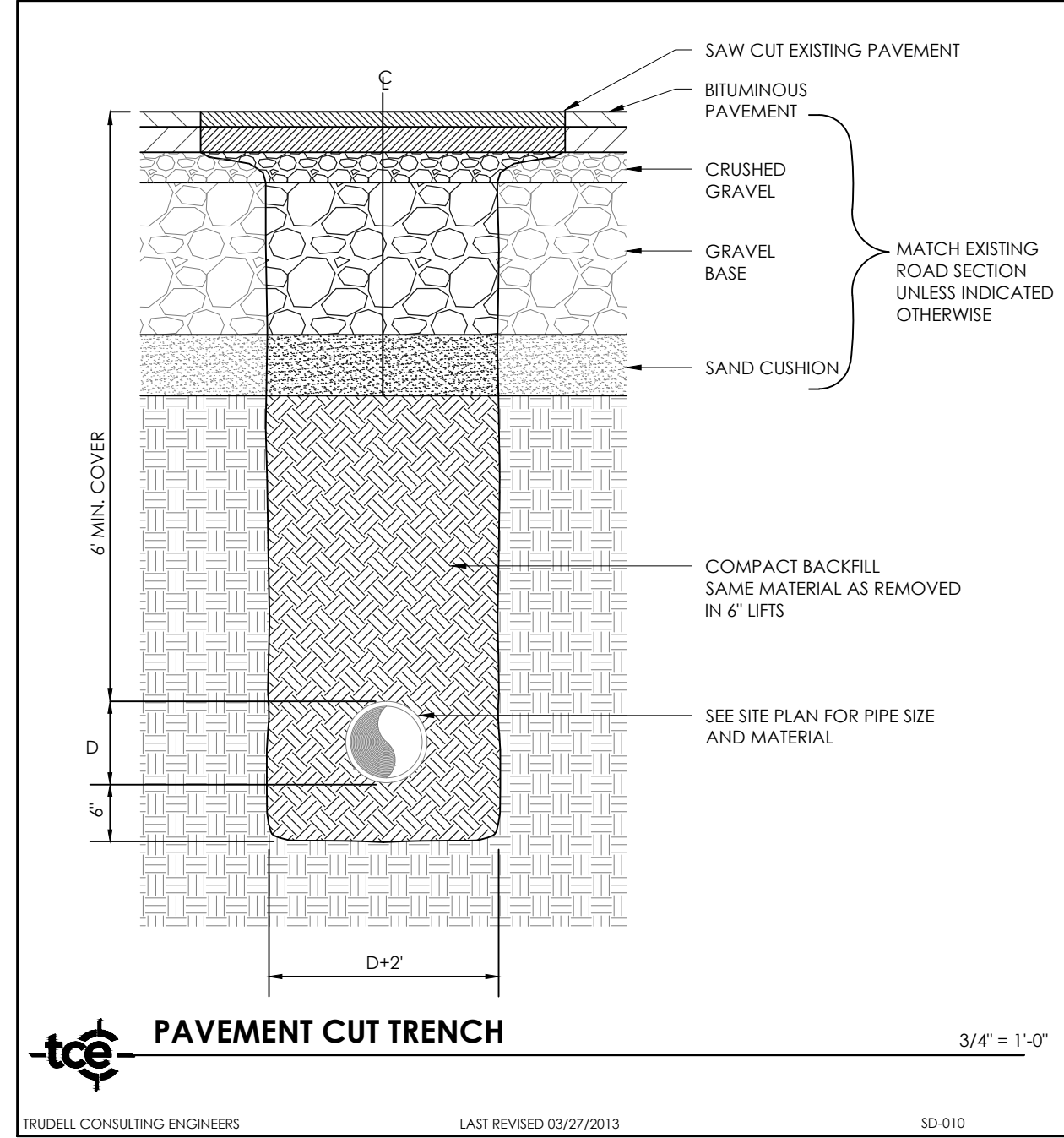
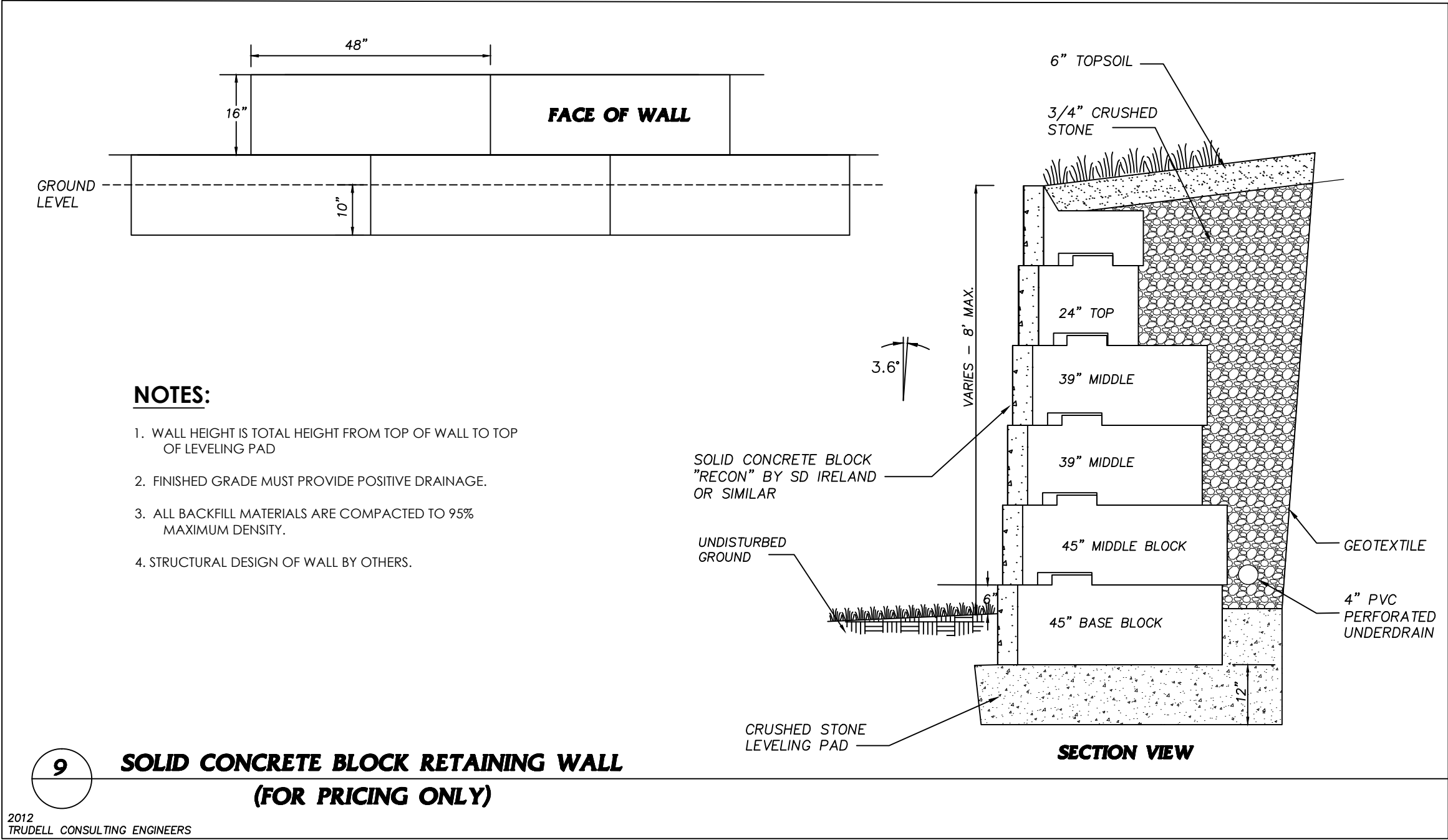
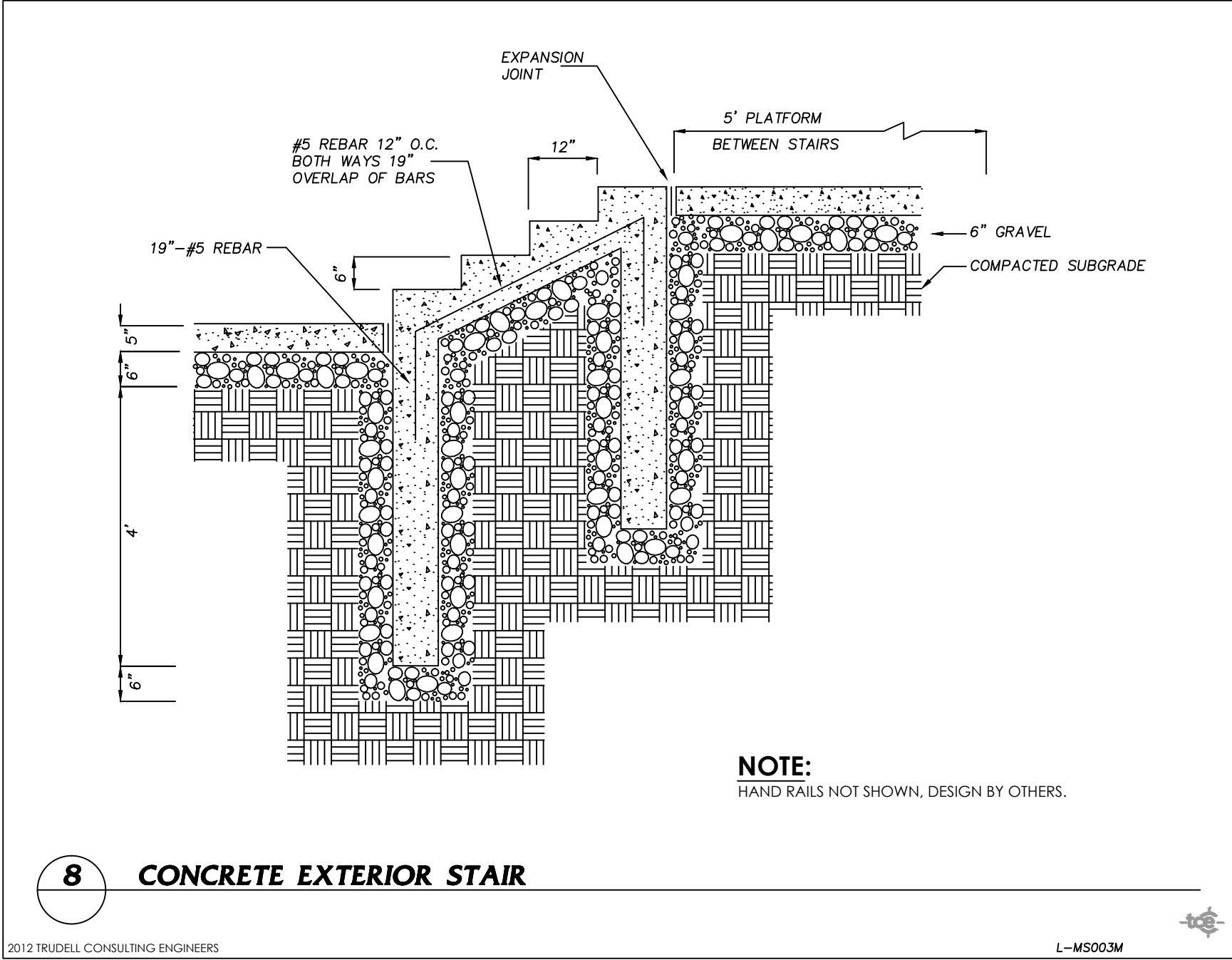
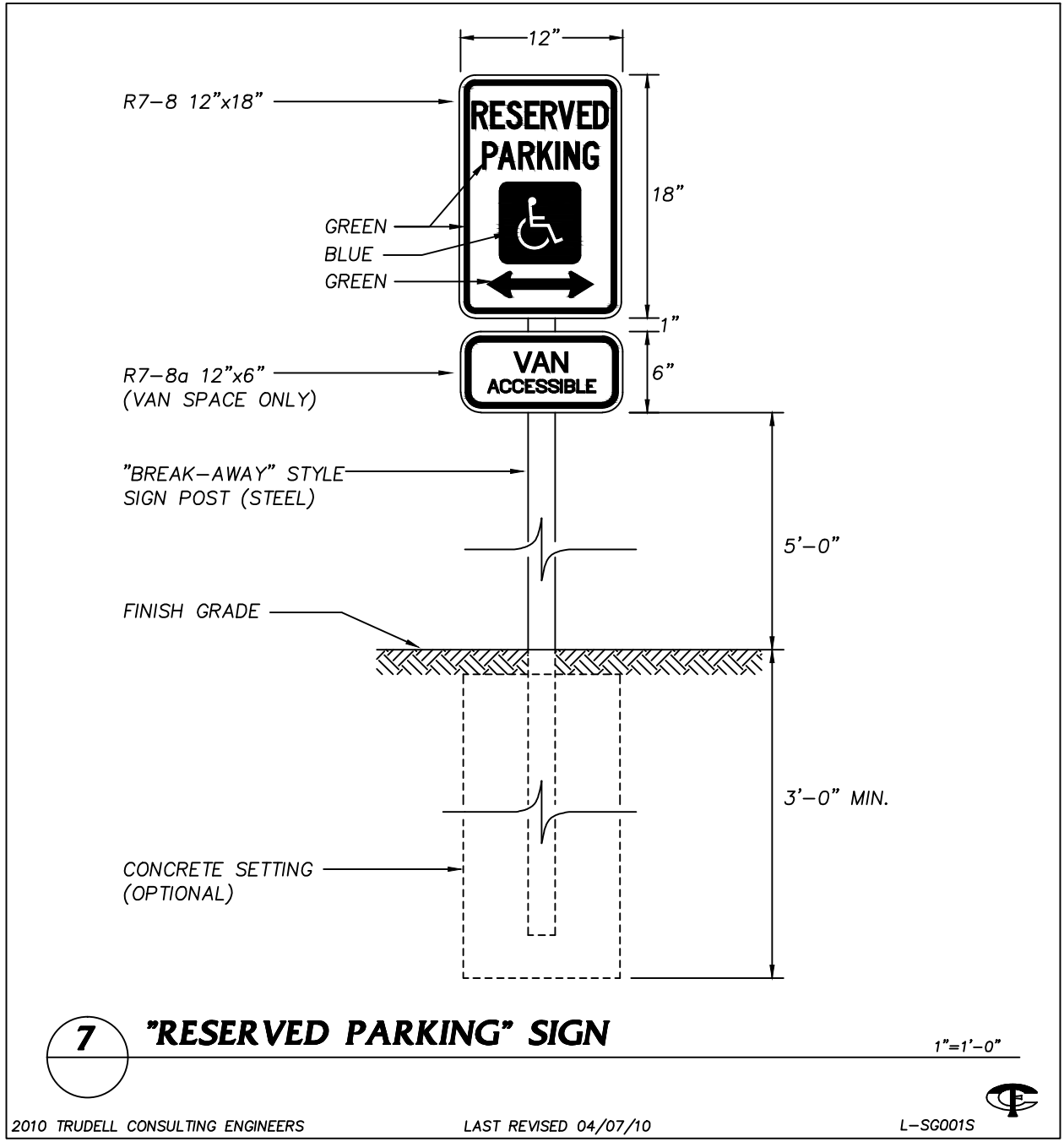
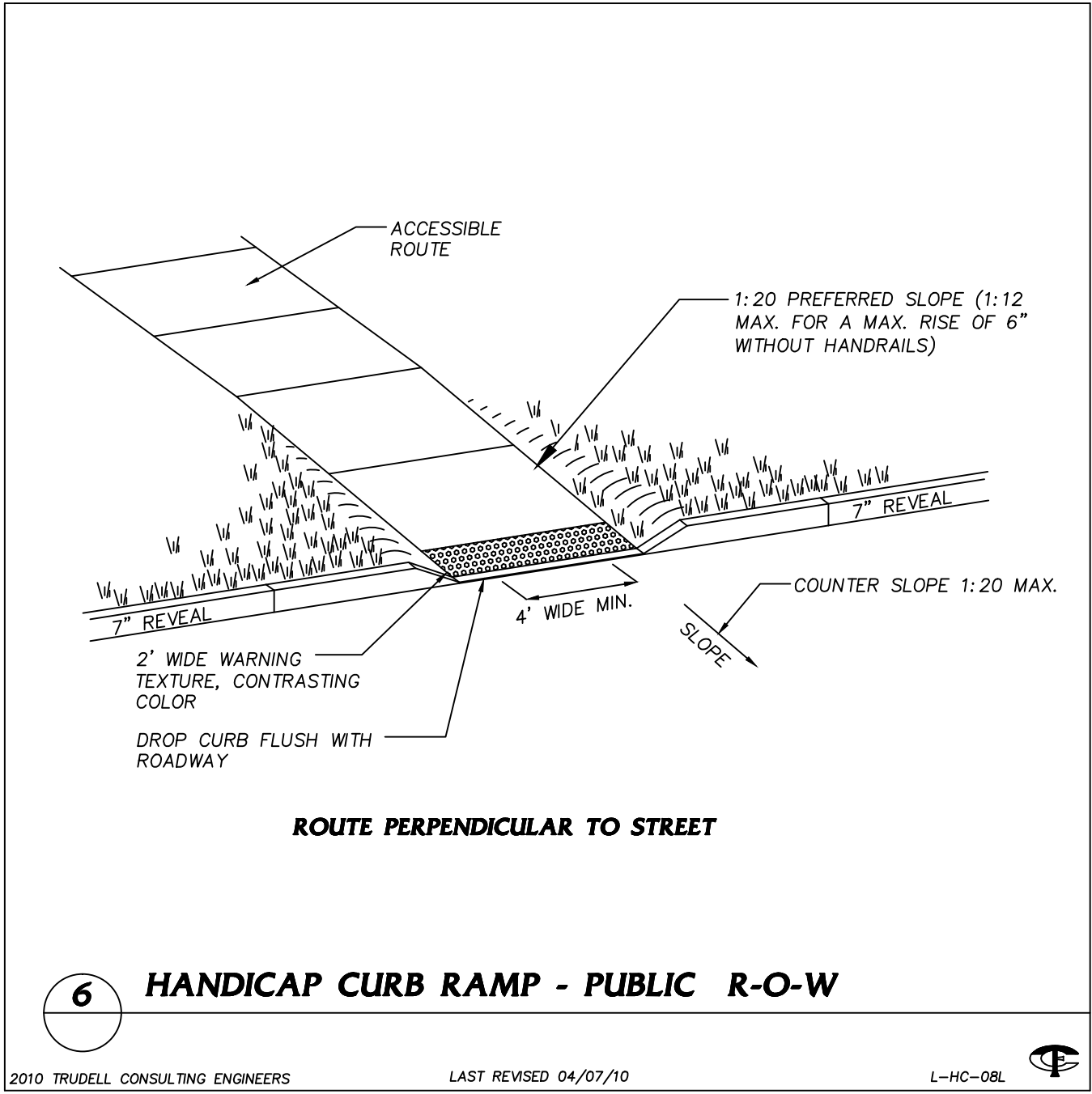
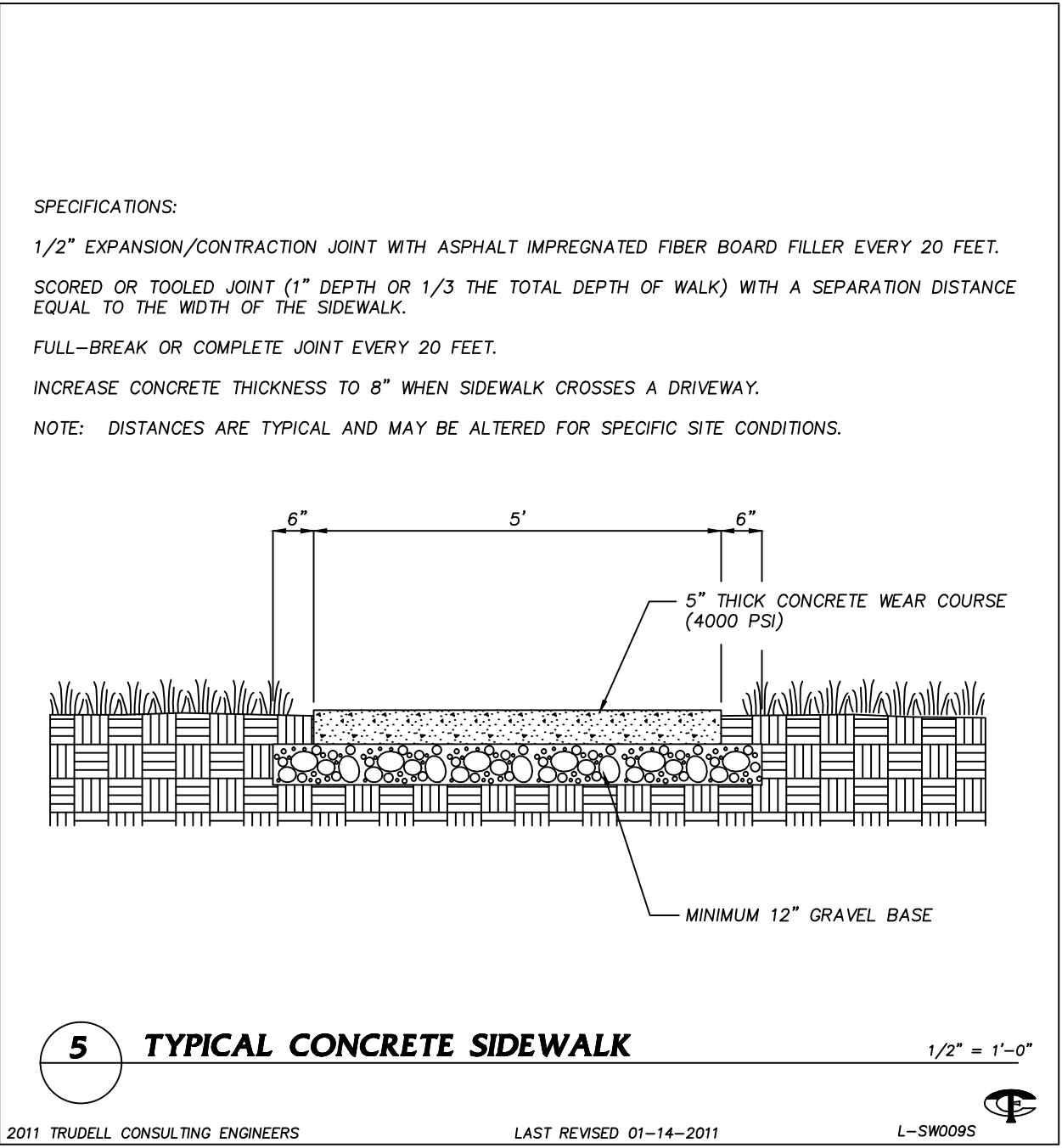
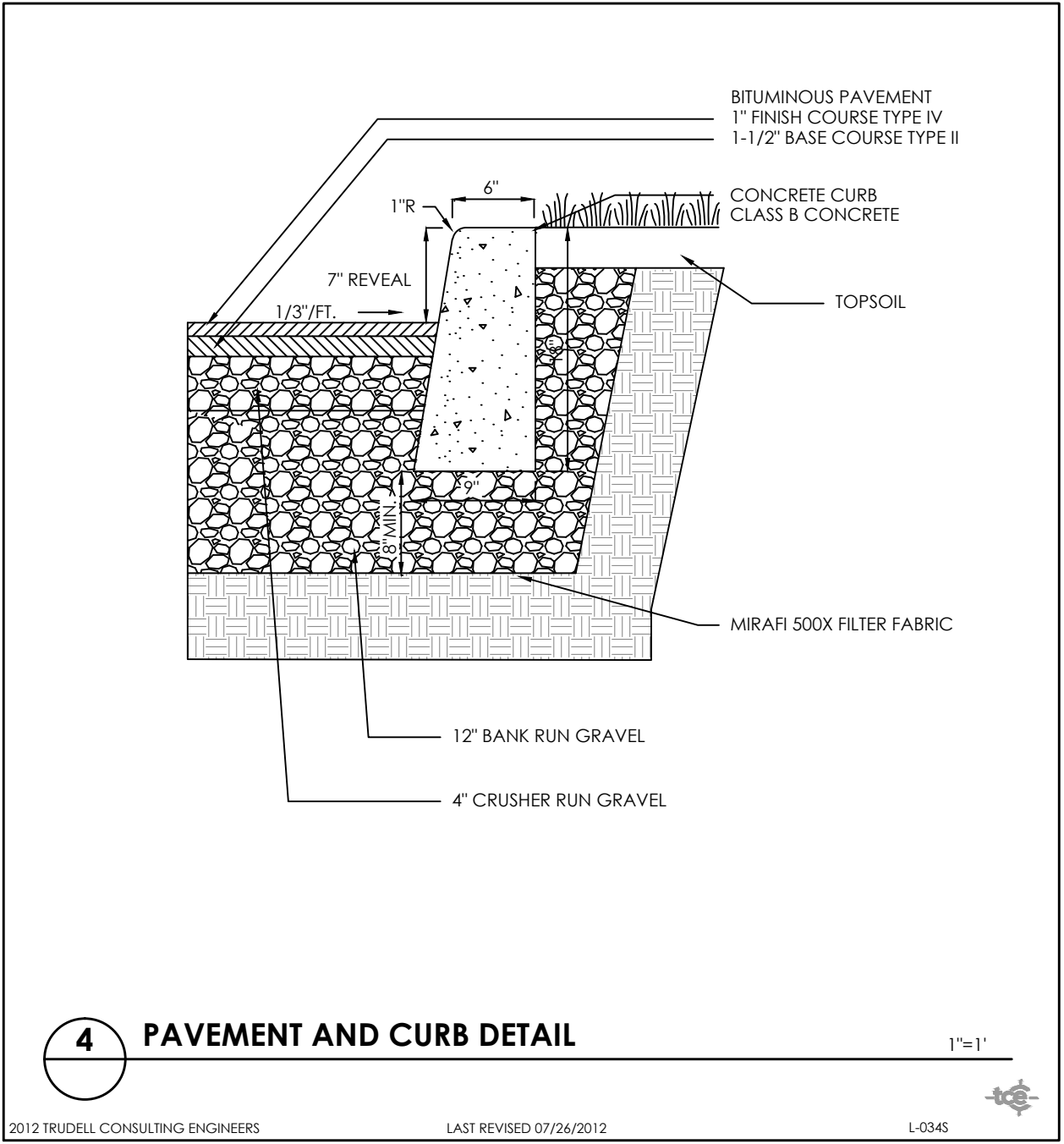
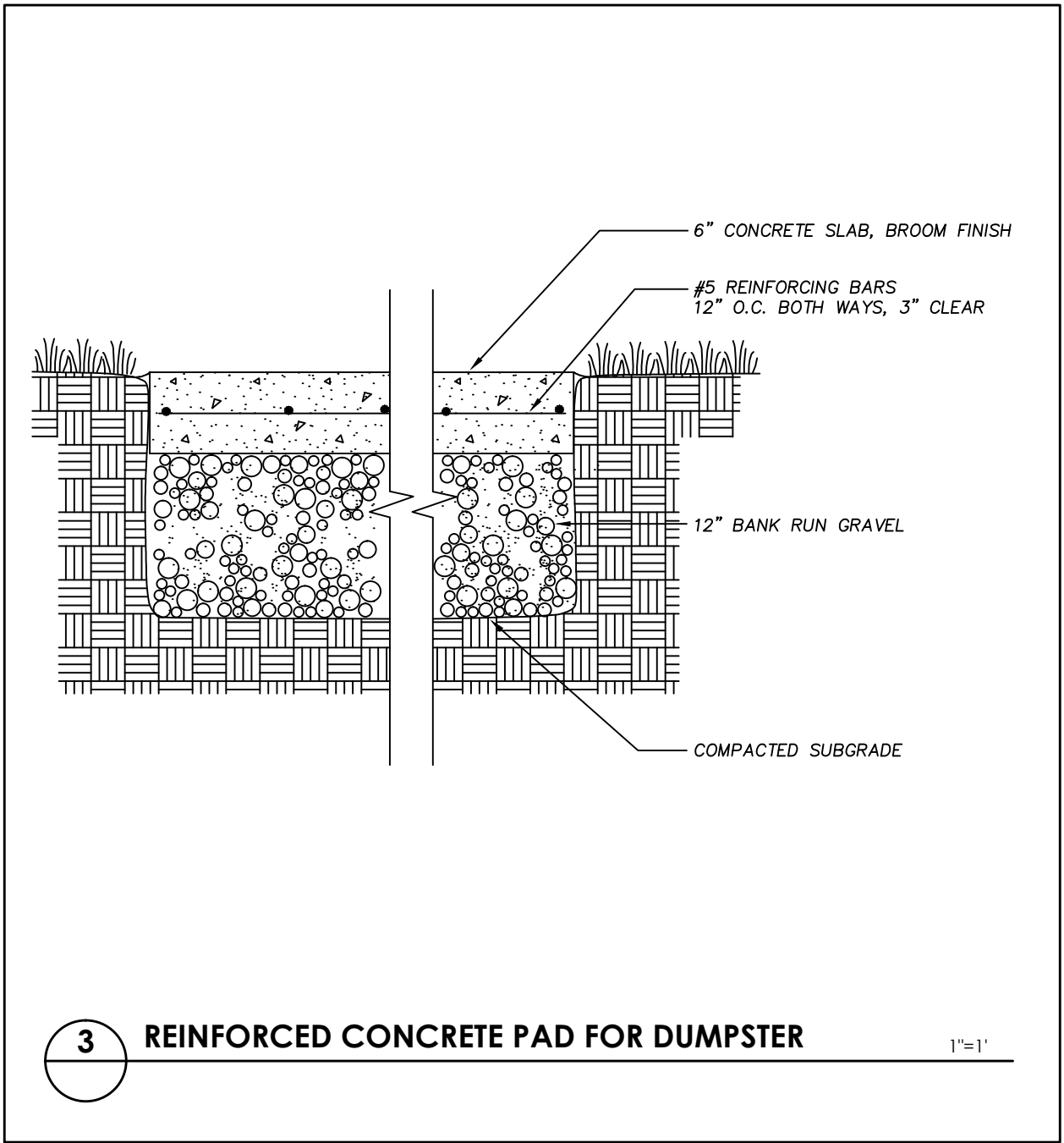
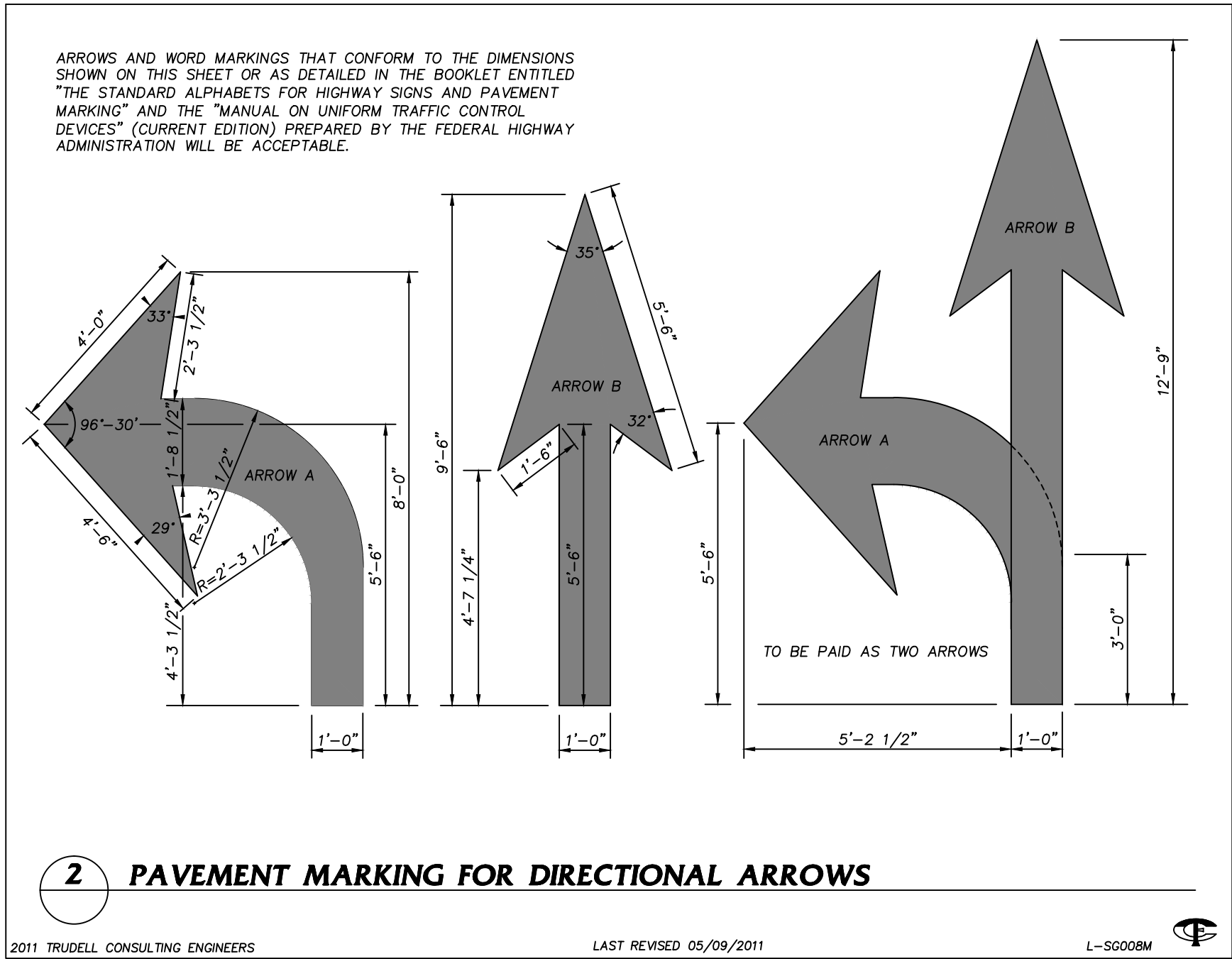
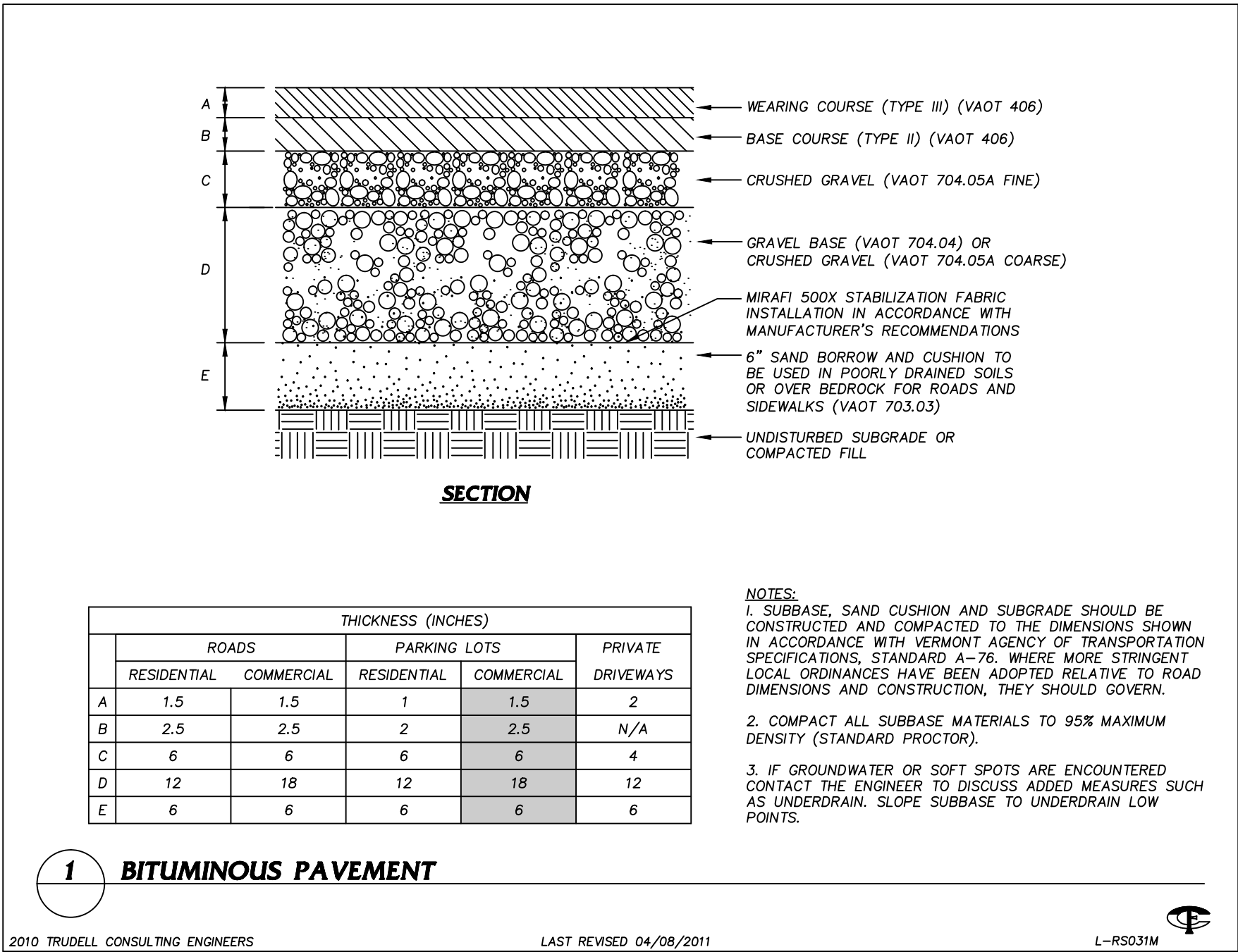
0.10 footcandles
0.5 footcandles
1.0 footcandles
2.0 footcandles



1 TYPICAL BOLLARD
1/2" = 1'-0"
2009 TRUDELL CONSULTING ENGINEERS LT-0015



2 TYPICAL LUMINAIRE
LAST REVISED: 06/05/2010
2010 TRUDELL CONSULTING ENGINEERS LT-0025



Revisions

No.	Description	Date	By
1	For Local Submittal	2/15/19	AAD
2	Pavement Cut Detail Revision	9/24/19	CMJ

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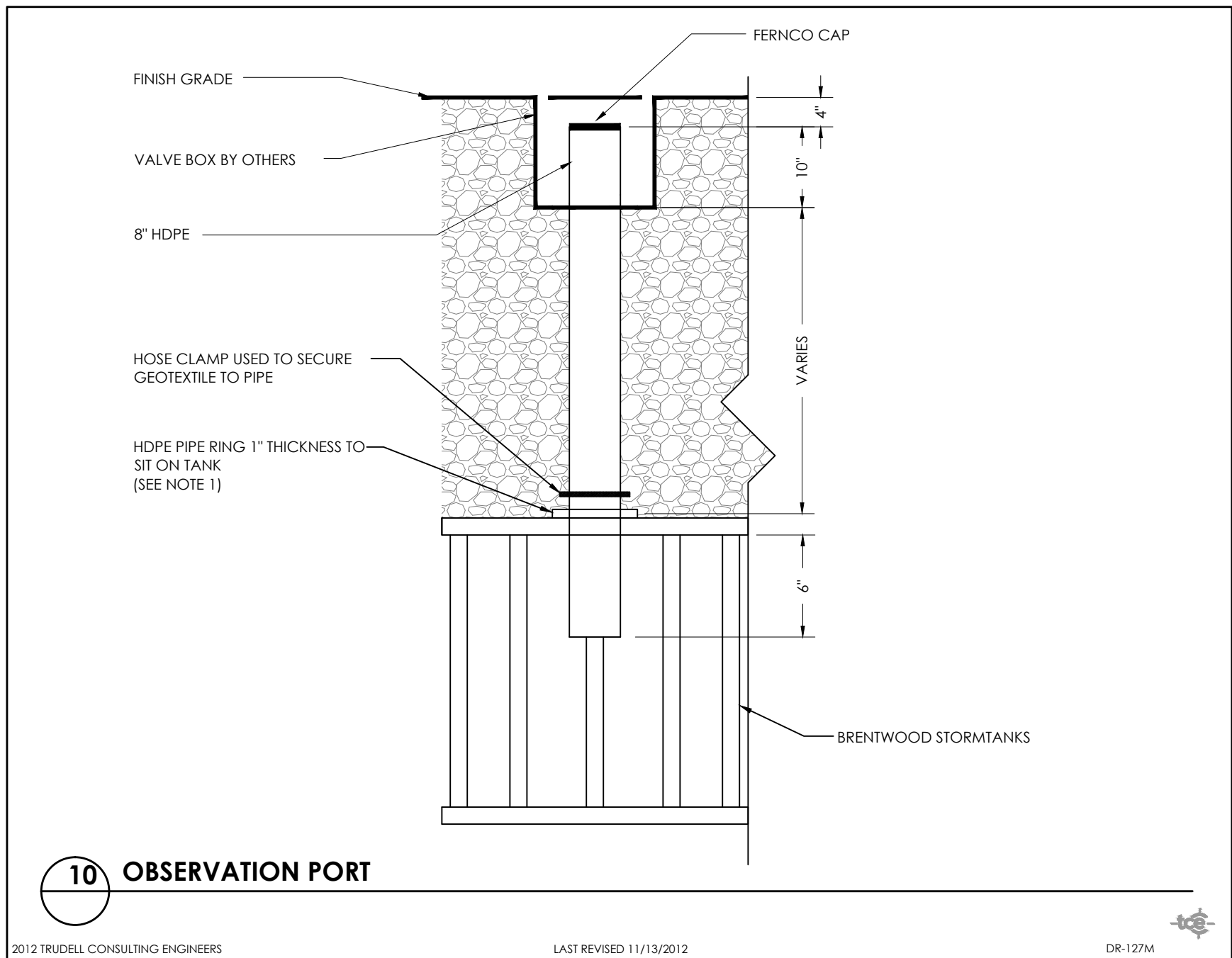
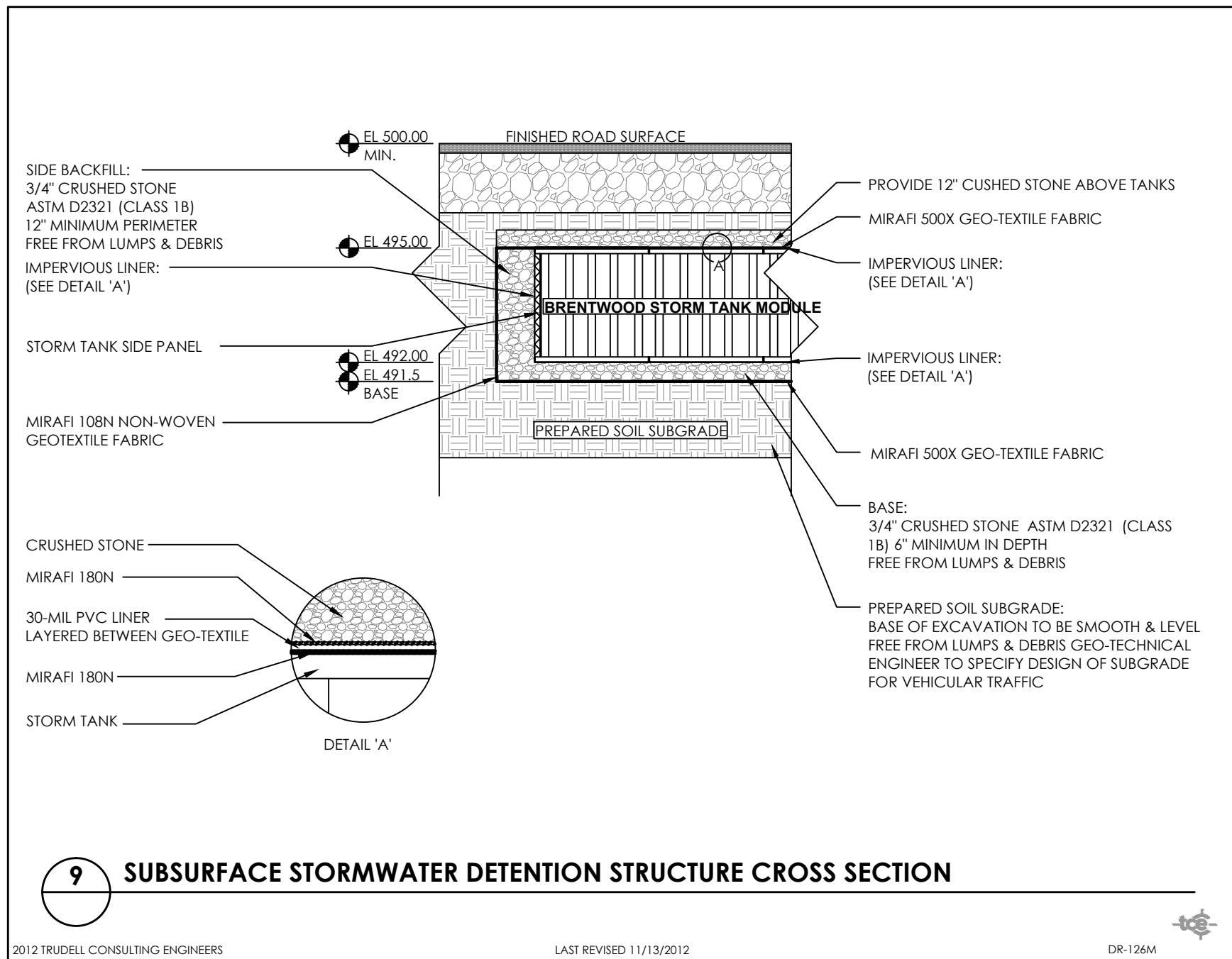
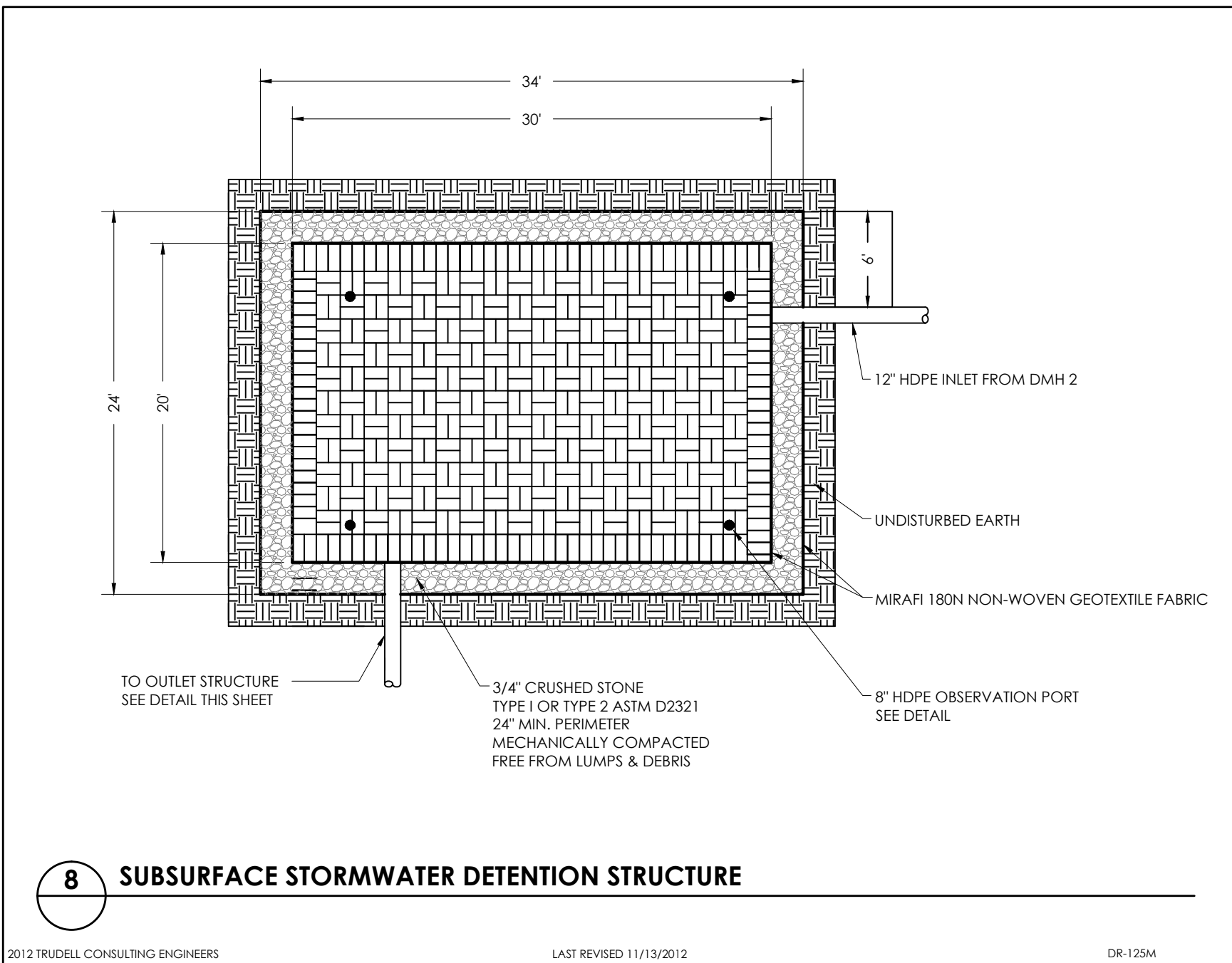
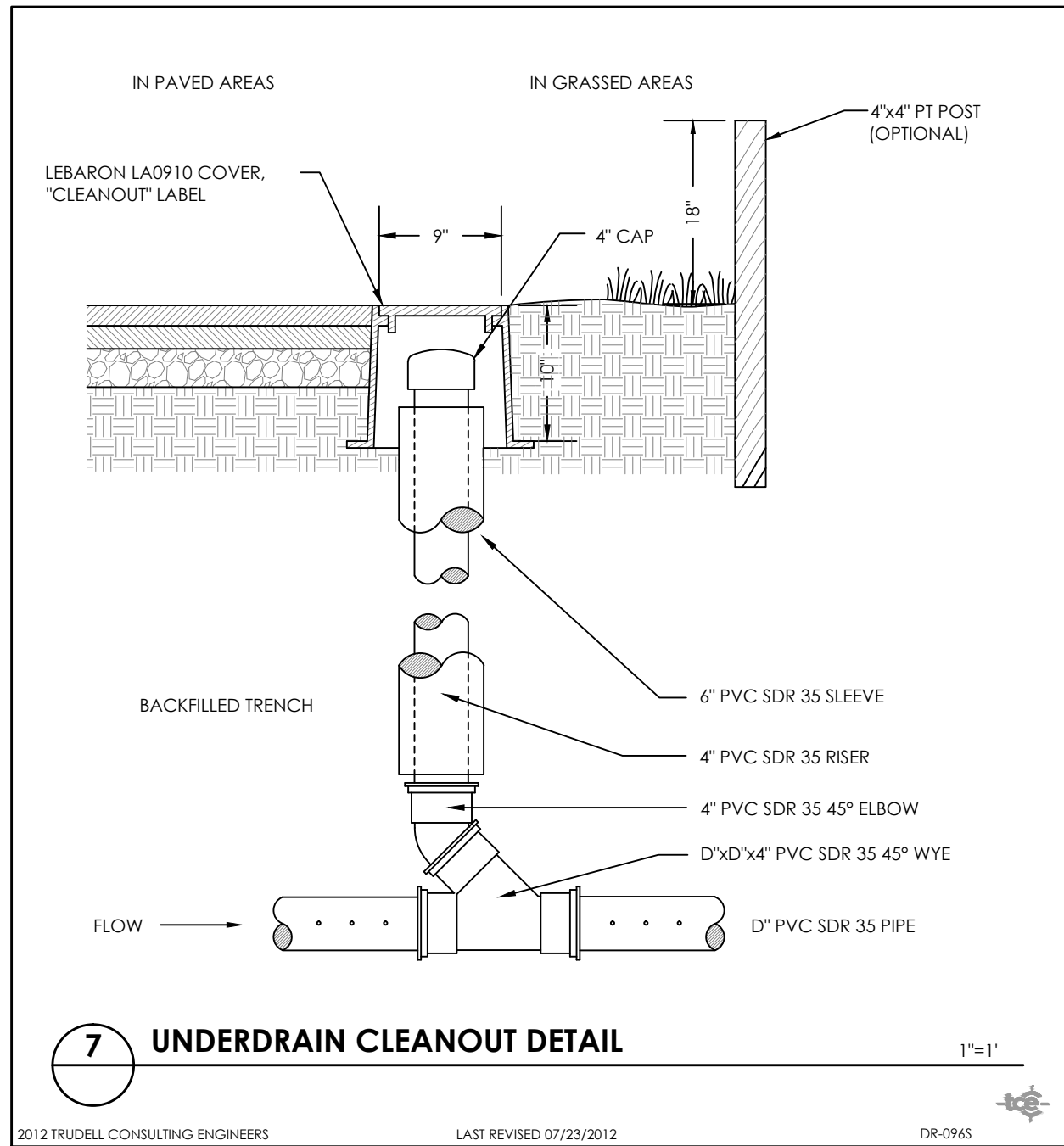
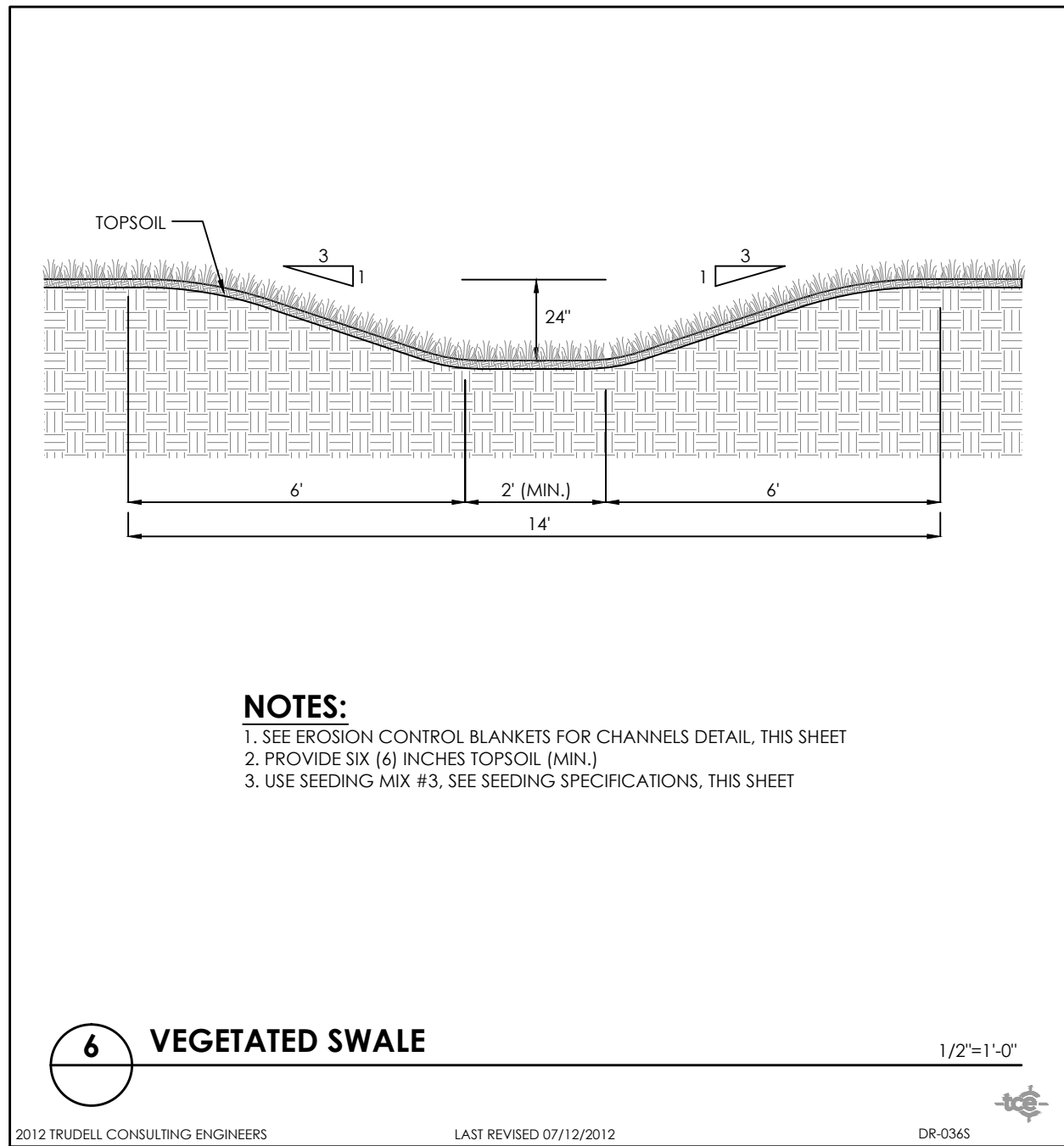
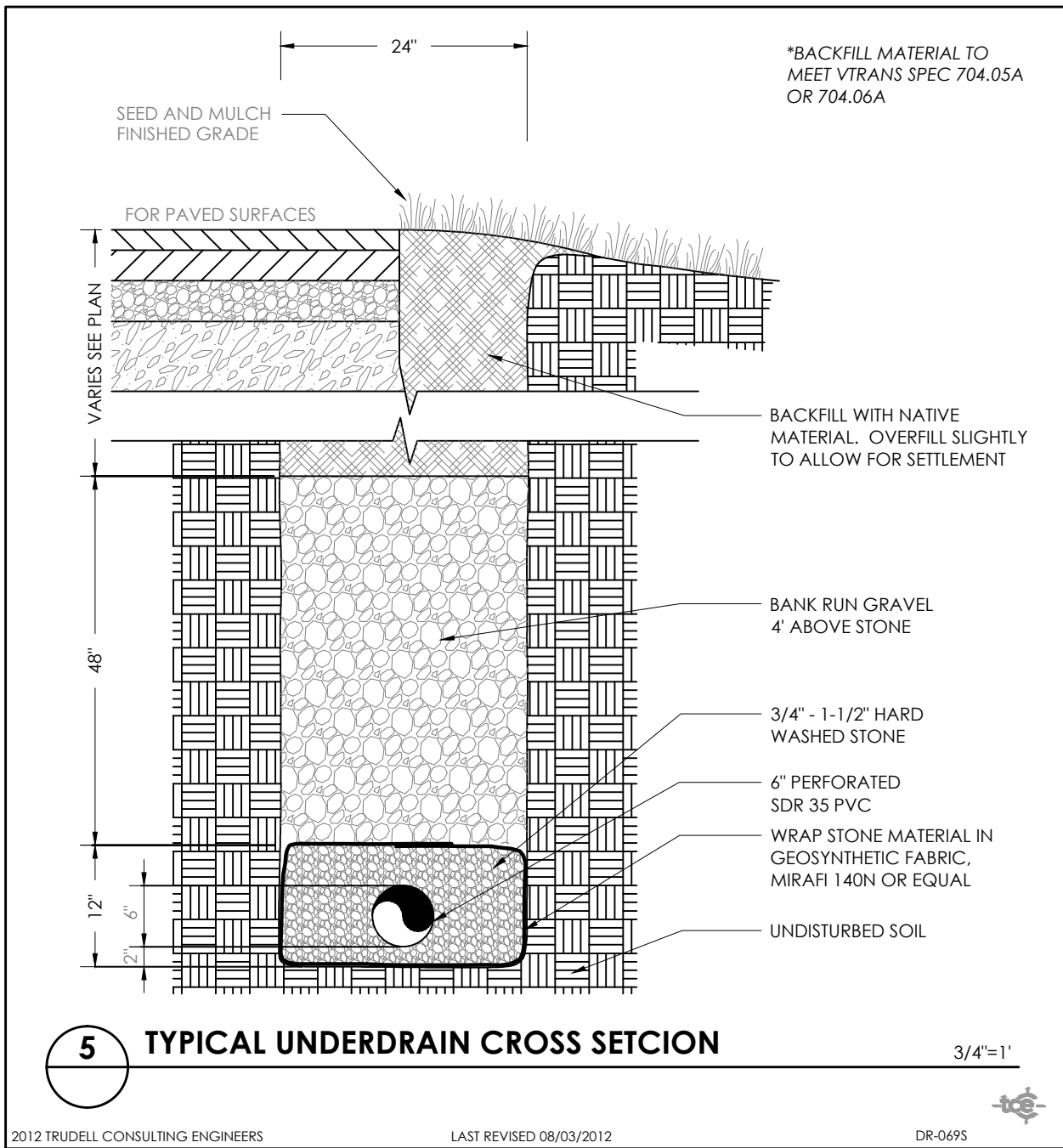
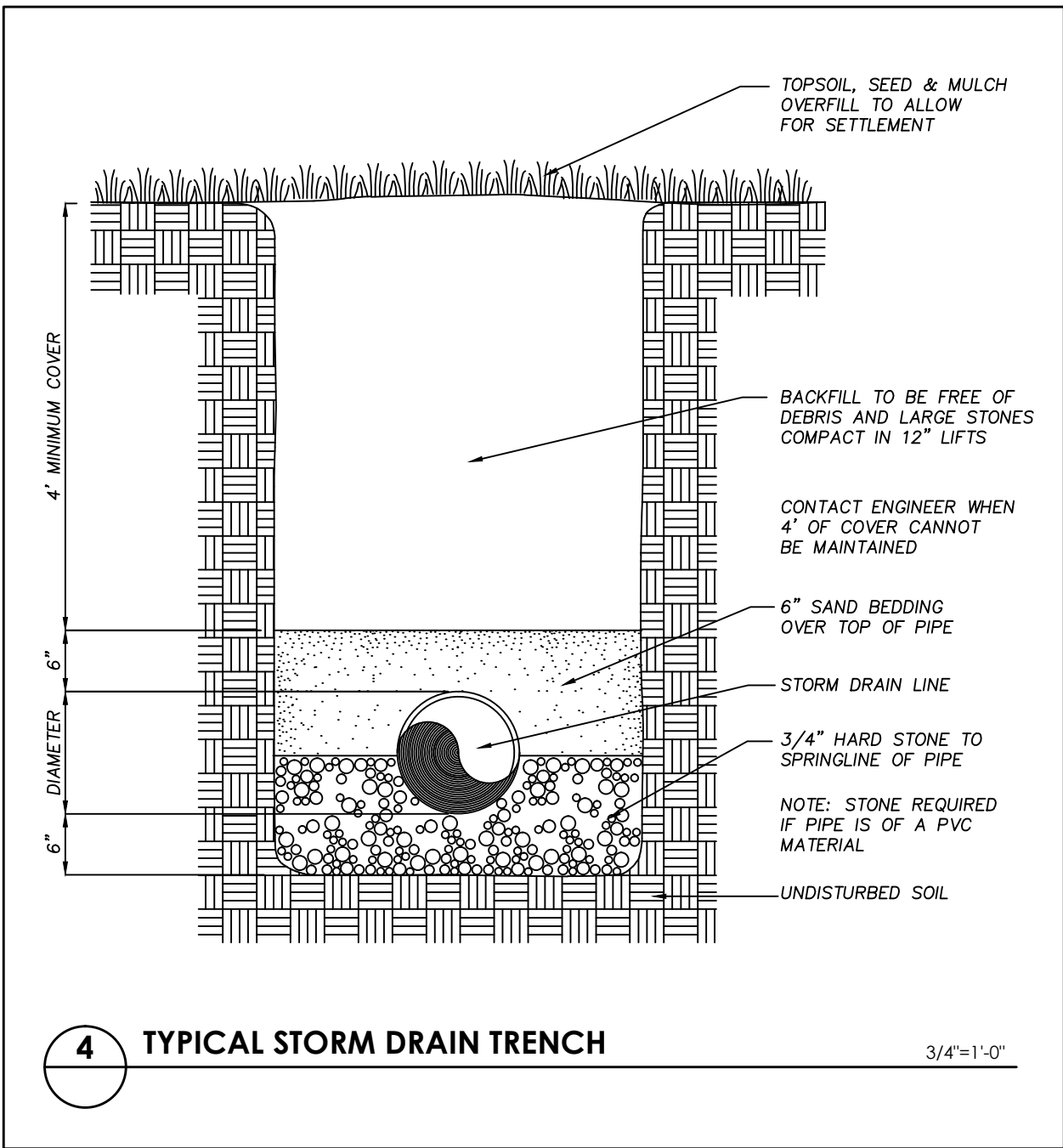
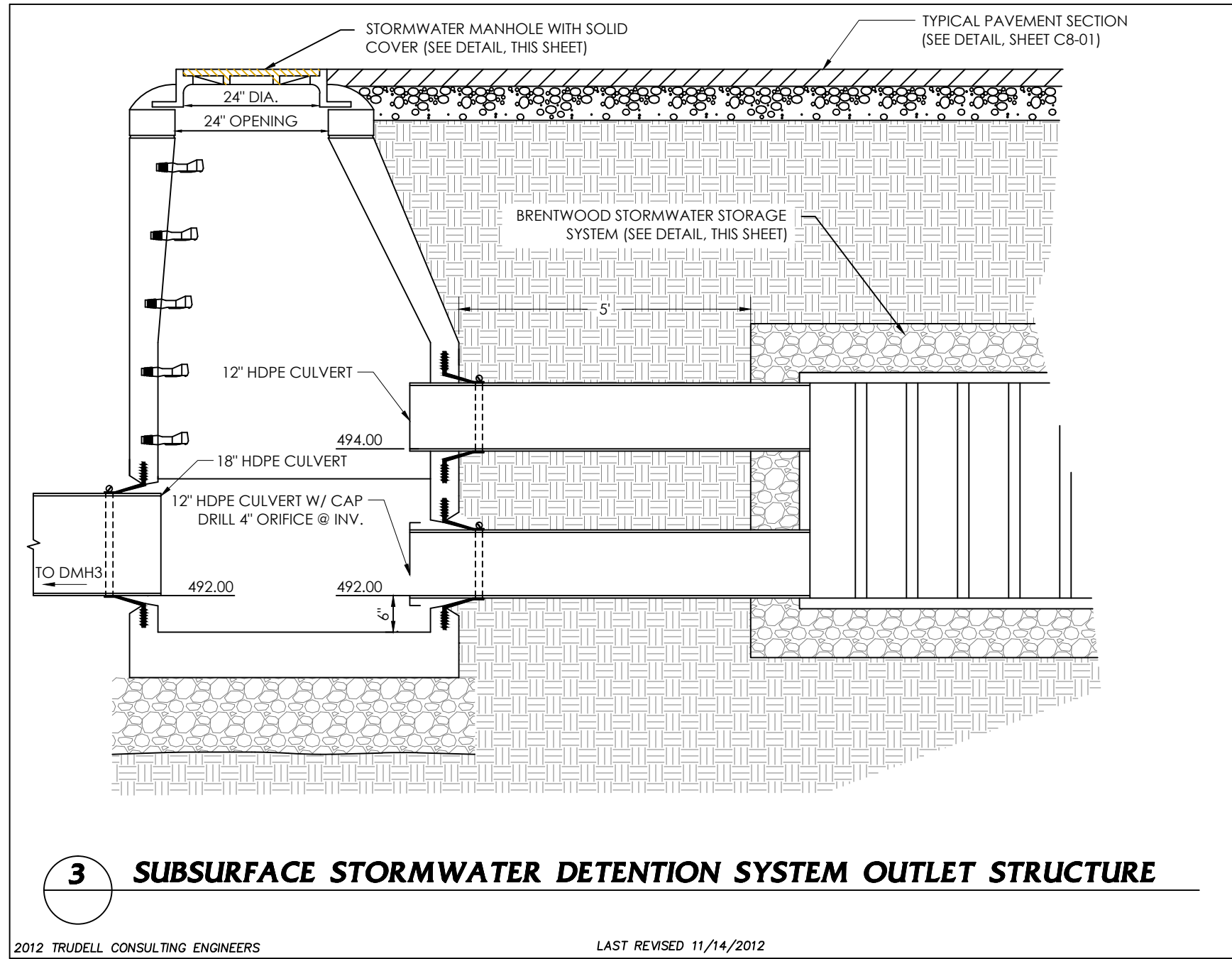
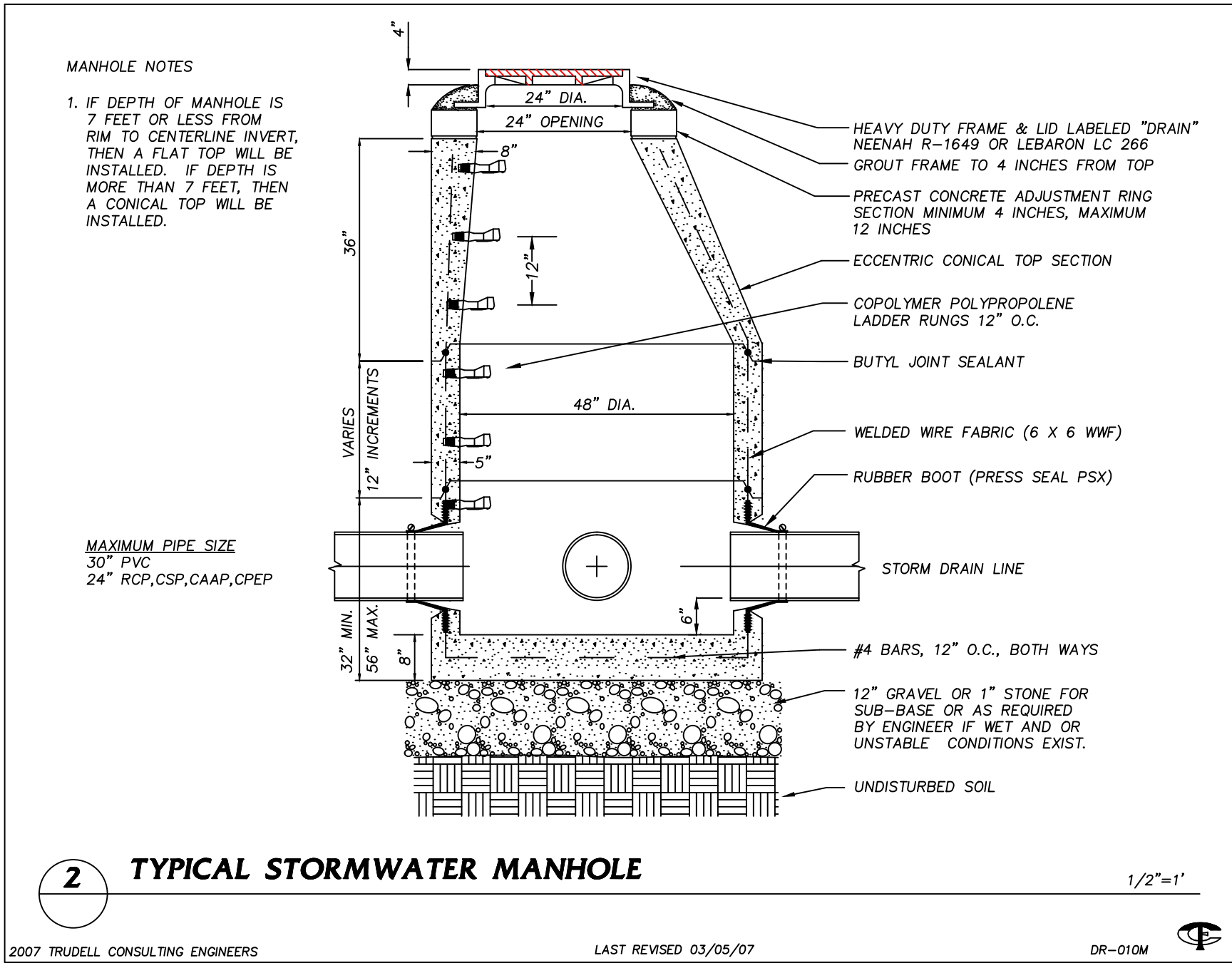
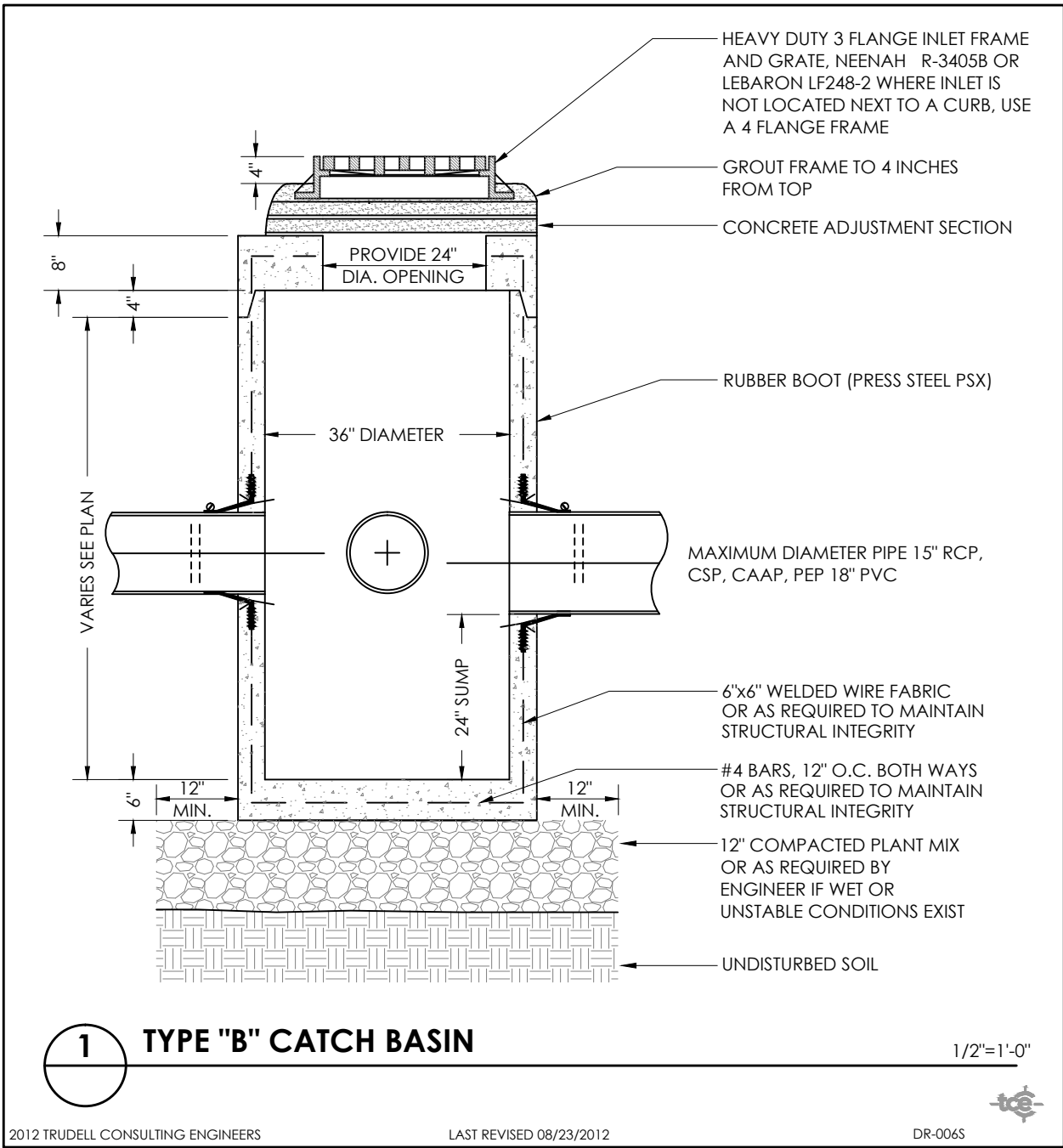
Project Title

Sisters and Brothers Investment Group
 110 Riverside Ave.
 Burlington, Vermont

Sheet Title

Site Details

Date: 11/21/2012
 Scale: Shown
 Project Number: 2010083
 Drawn By: PJM
 Project Engineer: AAL
 Approved By:
 Field Book:



Revisions	No.	Description	Date	By
	1	For Local Submittal	2/15/19	AAD

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Project Title

Sisters and Brothers Investment Group

110 Riverside Ave.

Burlington, Vermont

Sheet Title

Storm Details

Date: 11/21/2012

Scale: Shown

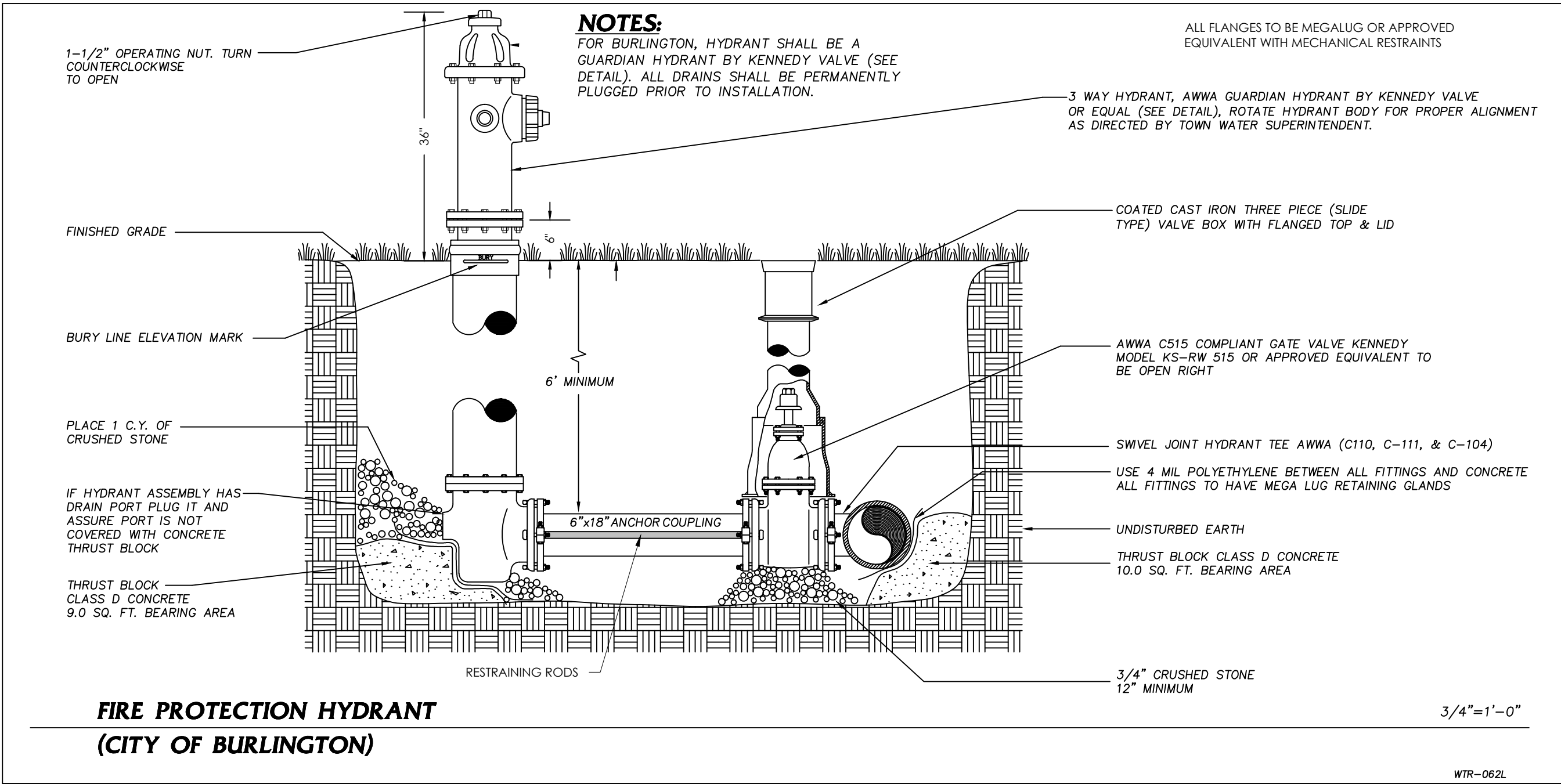
Project Number: 2010083

Drawn By: PJM

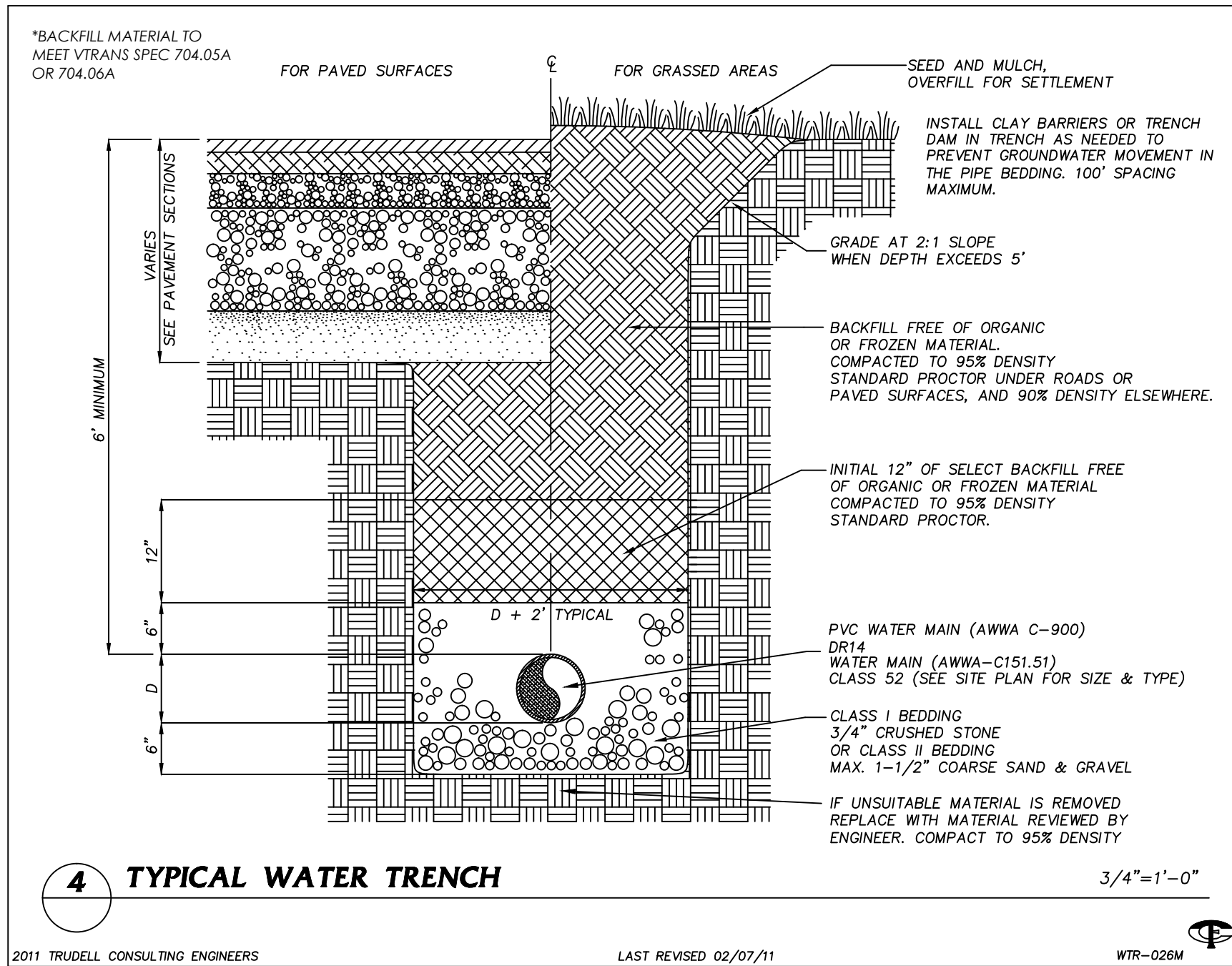
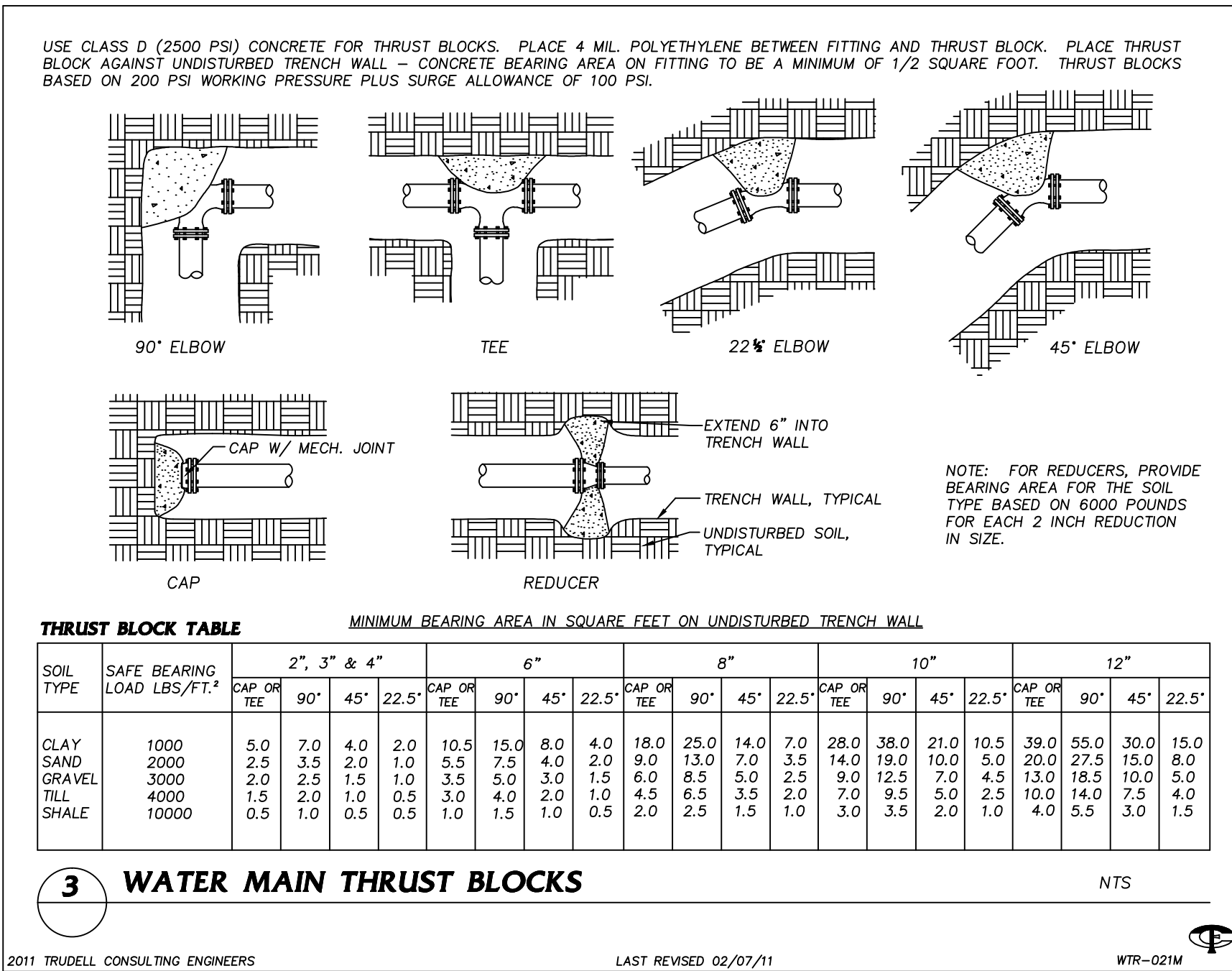
Project Engineer: AAL

Approved By:

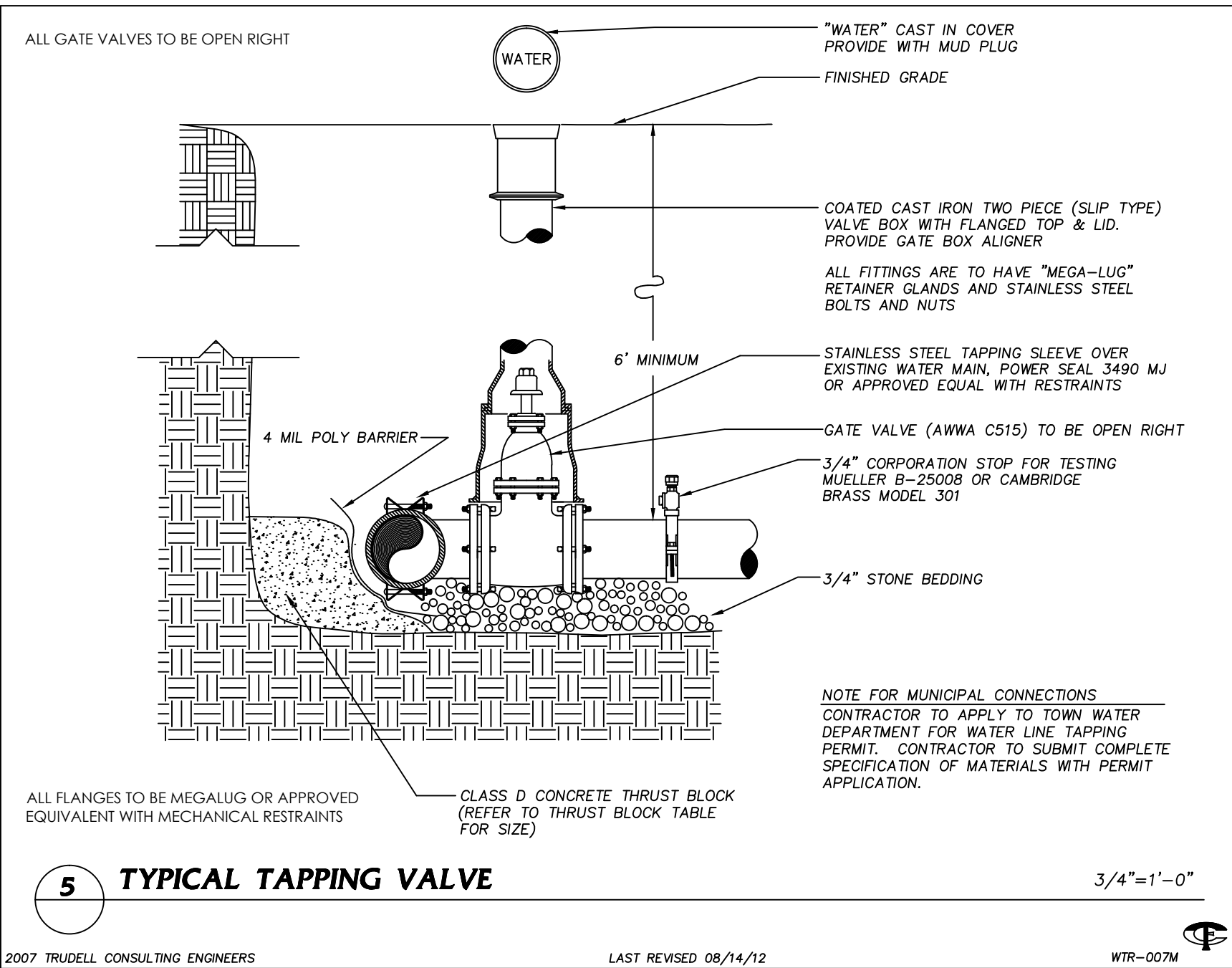
Field Book:



FIRE PROTECTION HYDRANT (CITY OF BURLINGTON)



4 TYPICAL WATER TRENCH



CONTRACTOR'S CERTIFICATION REQUIRED

PRIOR TO THE DESIGN ENGINEER CERTIFYING THAT THE INSTALLATION HAS BEEN INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN, THE CONTRACTOR SHALL PROVIDE A CERTIFICATION THAT THE WATER SYSTEM WAS INSTALLED AND TESTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS. STATE PERMITS REQUIRE THERE SHALL BE NO DEVIATIONS FROM THE APPROVED PLANS WITHOUT PRIOR APPROVALS. THE DESIGN ENGINEER SHALL BE NOTIFIED AND ALLOWED TO OBSERVE THE CRITICAL PHASES OF CONSTRUCTION INCLUDING ANY REQUIRED TESTS. LIKEWISE, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS FROM THE APPROVED PLANS. SINCE THE DESIGN ENGINEER DOES NOT CUSTOMARILY OBSERVE ALL PHASES OF THE WORK, OR ALL TESTING, HE MAY RELY ON THE CONTRACTOR'S CERTIFICATION AS THE BASIS FOR FINAL CERTIFICATION. THE CONTRACTOR SHALL THEREFORE SIGN AND RETURN A COPY OF THE FOLLOWING CERTIFICATION UPON COMPLETION OF THE WORK.

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

CONTRACTOR NAME

AUTHORIZED AGENTS NAME

SIGNATURE

DATE

NOTE ANY DEVIATIONS FROM APPROVED PLANS HERE:

6 CONTRACTOR'S CERTIFICATION FOR POTABLE WATER SYSTEMS

2009 TRUDELL CONSULTING ENGINEERS

LAST REVISED 11/06/09

WTR-064S

TESTING WATER MAINS

*ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE TOWN ENGINEER OR PUBLIC WORKS DEPARTMENT AND TRUDELL CONSULTING ENGINEERS (TCE)

- AFTER THE PIPE HAS BEEN LAID AND 7 DAYS AFTER THE CONCRETE THRUST BLOCKS AND ANCHORS HAVE BEEN PLACED, THE WATER MAIN SHALL BE HYDROSTATICALLY TESTED ACCORDING TO THE LATEST EDITION OF THE AWWA SPECIFICATION C-600.
- CONTRACTOR SHALL SUPPLY ALL NECESSARY APPARATUS TO PERFORM THE HYDROSTATIC TEST.
- TEST PRESSURE SHALL BE 200 POUNDS PER SQUARE INCH OR 1.5 TIMES THE WORKING PRESSURE MEASURED AT OR NEAR THE HIGH POINT IN THE SYSTEM, WHICHEVER IS GREATER. TEST SHALL BE A MINIMUM OF 2 HOURS IN DURATION. TESTING ALLOWANCE SHALL BE DEFINE AS THE QUANTITY OF MAKEUP WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF TO MAINTAIN PRESSURE WITHIN 5 PSI (34.5 kPa) OF THE SPECIFIED TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR HAS BEEN EXPELLED. TESTING ALLOWANCE SHALL NOT BE MEASURED BY A DROP IN PRESSURE IN A TEST SECTION OVER A PERIOD OF TIME.
- THE PROJECT ENGINEER AND THE MUNICIPALITY SHALL BE CONTACTED 48 HOURS PRIOR TO TESTING.
- ALL VALVES SHOULD BE VERIFIED AS BEING OPEN OR CLOSED AS APPROPRIATE FOR THE PORTION OF THE WATER MAIN BEING TESTED.
- ALLOWABLE LEAKAGE SHALL BE COMPUTED BY THE FORMULA: $L = (S \times D \times \pi^2) / 148,000$ WHERE L IS LEAKAGE IN GALLONS PER HOUR, S IS THE LENGTH OF PIPE TESTED IN FEET, D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES AND P IS THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH DURING THE TEST.
- REPLACE AND RETEST ANY WORK FOUND TO BE DEFECTIVE AT NO EXPENSE TO OWNER.

TESTING HYDRANTS

- AFTER TESTING THE WATER MAINS, OPEN THE HYDRANT FULLY AND FILL WITH WATER. TO PREVENT CAPS FROM BEING BLOWN OFF, VENT AIR FROM ONE OF THE CAPS WHILE IT IS BEING FILLED. WHEN ALL THE AIR HAS ESCAPED, TIGHTEN THE CAP.
- ALLOW THE PRESSURE TO BUILD UP TO MAIN LINE PRESSURE AND CHECK FOR LEAKAGE AT FLANGES, NOZZLES AND THE OPERATING STEM.
- CLOSE THE HYDRANT, REMOVE ONE NOZZLE CAP AND PLACE THE PALM OF YOUR HAND OVER THE OPENING. DRAINAGE SHOULD CREATE A NOTICEABLE SUCTION.

7 TESTING WATER MAINS AND HYDRANTS

2010 TRUDELL CONSULTING ENGINEERS

LAST REVISED 04/12/2010

WTR-030S

DISINFECTING WATER MAINS AND SYSTEMS

*ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE TOWN ENGINEER OR PUBLIC WORKS DEPARTMENT AND TRUDELL CONSULTING ENGINEERS (TCE)

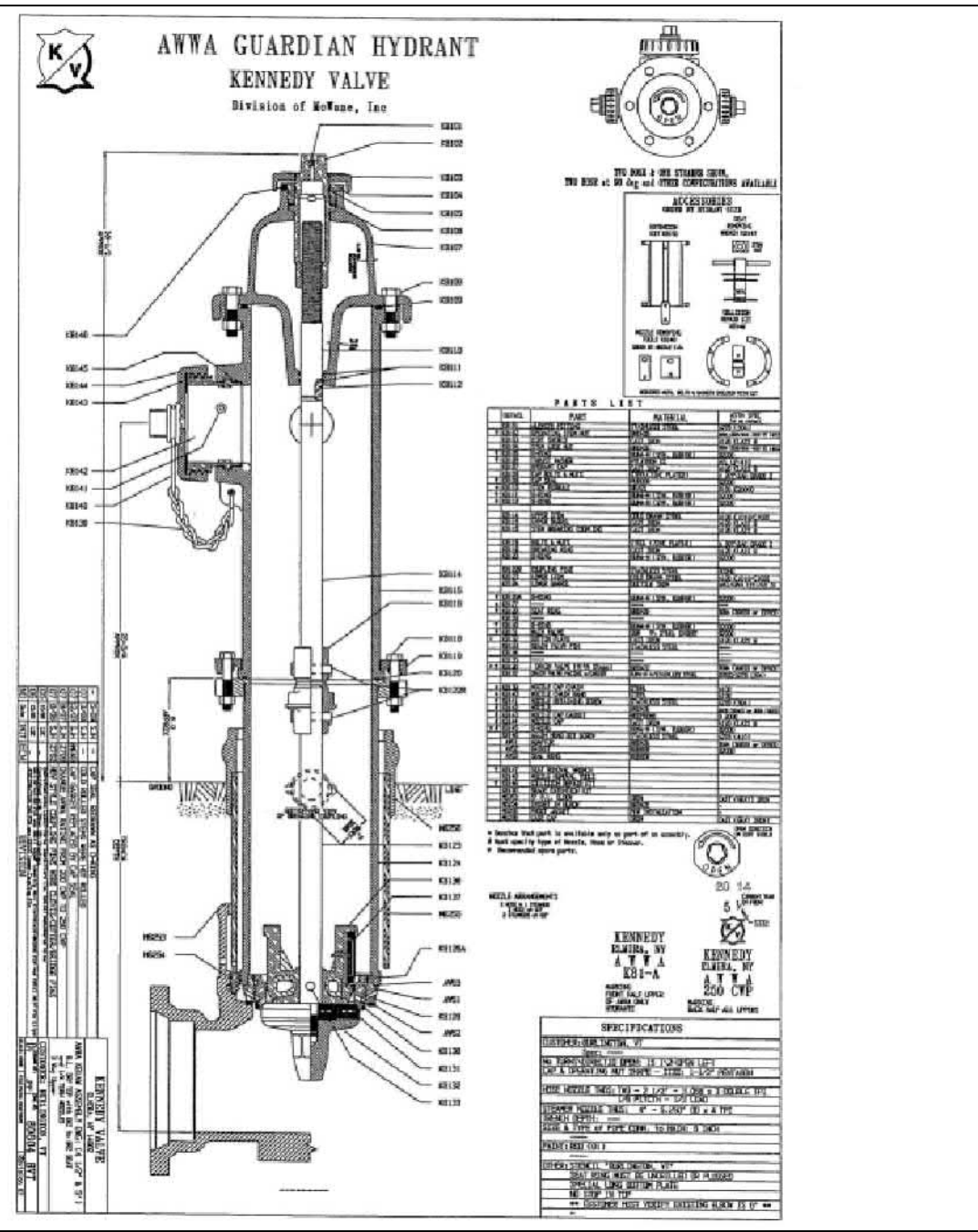
- PRIOR TO BEING PUT INTO SERVICE, WATER MAINS SHALL BE DISINFECTED ACCORDING TO THE LATEST EDITION OF AWWA SPECIFICATION C-651. THE TABLE METHOD IN AWWA STANDARD 651 IS NOT ACCEPTABLE.
- THE NEW LINE SHALL BE FLUSHED AT A VELOCITY OF NOT LESS THAN 2.5 FEET PER SECOND (OPEN 2-1/2 INCH HYDRANT CONNECTION). FLUSH FOR A PERIOD DETERMINED BY THE ENGINEER FOR THE LENGTH OF MAIN TO BE DISINFECTED.
- CHLORINATION SHALL BE ACCOMPLISHED BY INTRODUCING A HYPOCHLORITE SOLUTION WITH A CONCENTRATION OF GREATER THAN 25 PARTS PER MILLION OF FREE CHLORINE.
- USING A NOZZLE AT EACH END HYDRANT, CONTROL THE RATE OF FLOW INTO THE NEW MAIN AND PROPORTIONALLY FEED THE HYPOCHLORITE SOLUTION INTO THE MAIN. AFTER THE CHLORINE HAS REACHED ALL POINTS IN THE SYSTEM, CLOSE THE VALVE SUPPLYING WATER FROM THE EXISTING MAIN AND THE END HYDRANTS. MAINTAIN THE HEAVILY CHLORINATED WATER IN THE MAIN FOR 24 HOURS DURING WHICH TIME ALL MAIN LINE VALVES SHOULD BE OPERATED. AFTER 24 HOURS THE MINIMUM CHLORINE RESIDUAL MUST BE AT LEAST 10 PARTS PER MILLION.
- FLUSH HEAVILY CHLORINATED WATER FROM THE LINE AND REFILL THE LINE FOR SERVICE (USE CHLORINE DIFFUSER). TAKE AND SUBMIT TWO BACTERIOLOGICAL SAMPLES OF THE WATER TO THE STATE OF VERMONT OR A STATE APPROVED TESTING LABORATORY. IF THE RESULTS ARE UNSATISFACTORY, THE DISINFECTION PROCEDURE WILL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
- FINISHED WATER STORAGE STRUCTURES SHALL BE DISINFECTED IN ACCORDANCE WITH CURRENT AWWA STANDARD C652. TWO OR MORE SUCCESSIVE SETS OF SAMPLES, TAKEN AT 24 HOUR INTERVALS, SHALL INDICATE MICROBIOLOGICALLY SATISFACTORY WATER BEFORE THE FACILITY IS PLACED IN OPERATION.
- DISPOSAL OF HEAVILY CHLORINATED WATER FROM THE TANK DISINFECTION PROCESS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECRETARY.
- THE DISINFECTION PROCEDURE (AWWA CHLORINATION METHOD 3, SECTION 4.3 C652) WHICH ALLOWS USE OF THE CHLORINATED WATER HELD IN THE STORAGE TANK FOR DISINFECTION PURPOSES IS NOT RECOMMENDED. WHEN THAT PROCEDURE IS USED, IT IS REQUIRED THAT THE INITIAL HEAVILY CHLORINATED WATER BE PROPERLY DISPOSED IN ORDER TO PREVENT RELEASE OF WATER WHICH MAY CONTAIN VARIOUS CHLORINATED ORGANIC COMPOUNDS INTO THE DISTRIBUTION SYSTEM.

8 DISINFECTION OF WATER SYSTEM

2010 TRUDELL CONSULTING ENGINEERS

LAST REVISED 02/16/10

WTR-029S



NOTES:

- THRUST BLOCK BASED ON 200 P.S.I. WORKING PRESSURE PLUS SURGE ALLOWANCE OF 100 P.S.I. IF GREATER THAN 200 P.S.I. SEE PROJECT ENGINEER FOR SIZE.
- PROJECT ENGINEER TO OBSERVE ALL THRUST BLOCKS PRIOR TO BACKFILL. PICTURE MAY BE USED AT ENGINEERS DISCRETION.
- PROVIDE RETAINER GLANDS AT BEND WITH THRUST BLOCK.

SOIL TYPE	SAFE BEARING LOAD LBS/FT	MIN. BEARING AREA (SQ.FT.) ON UNDISTURBED TRENCH WALL FOR 45° BENDS			
		6"	8"	10"	12"
CLAY	1000	8.0	14.0	21.0	30.0
SAND	2000	4.0	7.0	10.0	15.0
GRAVEL	3000	3.0	5.0	7.0	10.0
TILL	4000	2.0	3.5	5.0	7.5
SHALE	10000	1.0	1.5	2.0	3.0

TYPICAL THRUST BLOCK FOR VERTICAL BENDS

1"=1'

TRUDELL CONSULTING ENGINEERS

LAST REVISED 03/22/2017

W-018



ENGINEERING • SURVEY

PLANNING • ENVIRONMENTAL

478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802.879.6331 | WWW.TCEVT.COM

Revisions

No.	Description	Date	By
1	For Local Submittal	2/15/19	AAD
2	Hydrant	07/29/19	CMJ
3	Revisions per City Comments	09/03/19	CMJ
4	Revisions per City Comments	11/06/19	CMJ

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Project Title

Sisters and Brothers Investment Group

110 Riverside Ave.
Burlington, Vermont

Sheet Title

Water Details

Date: 11/21/2012

Scale: Shown

Project Number: 2010083

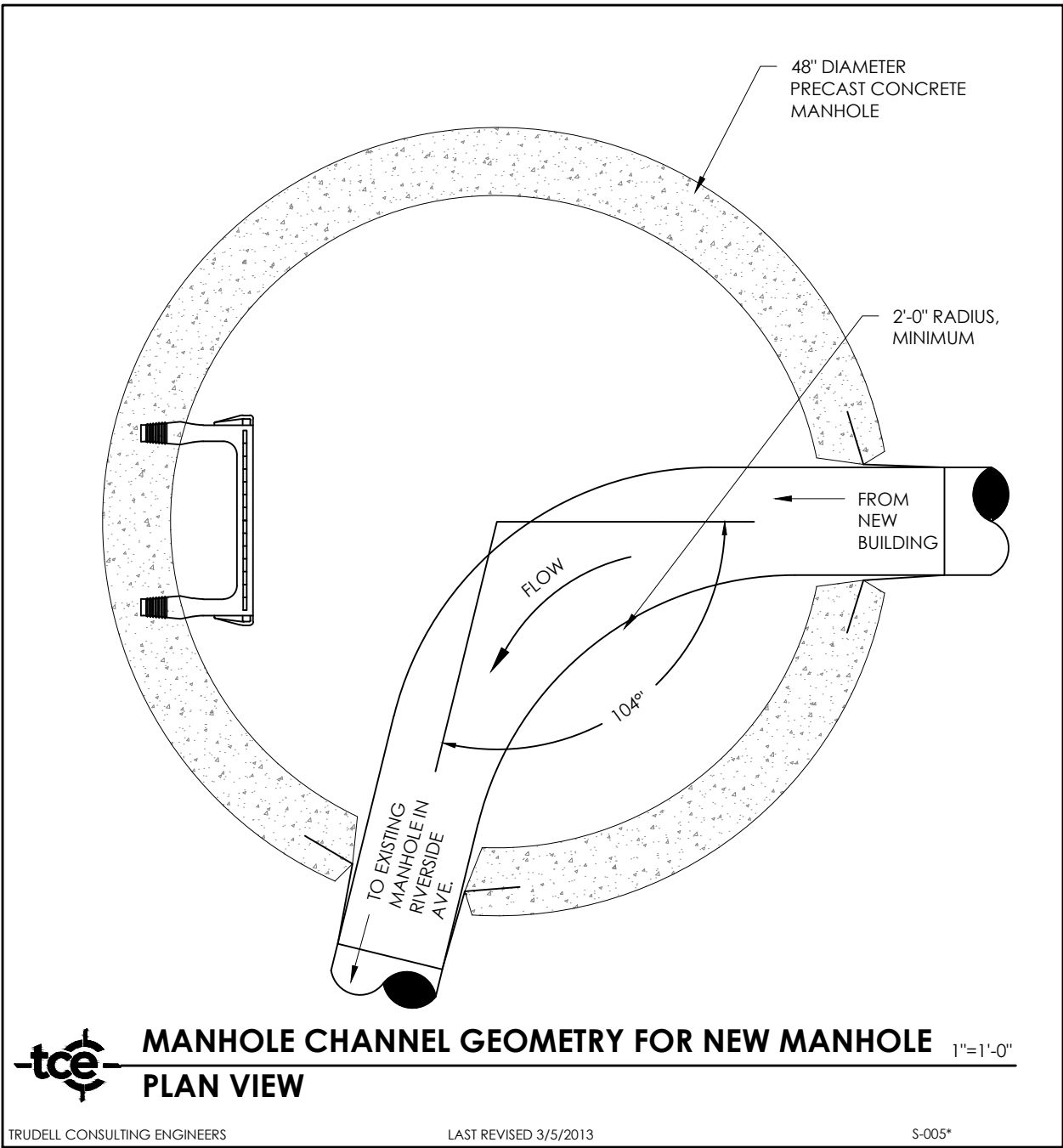
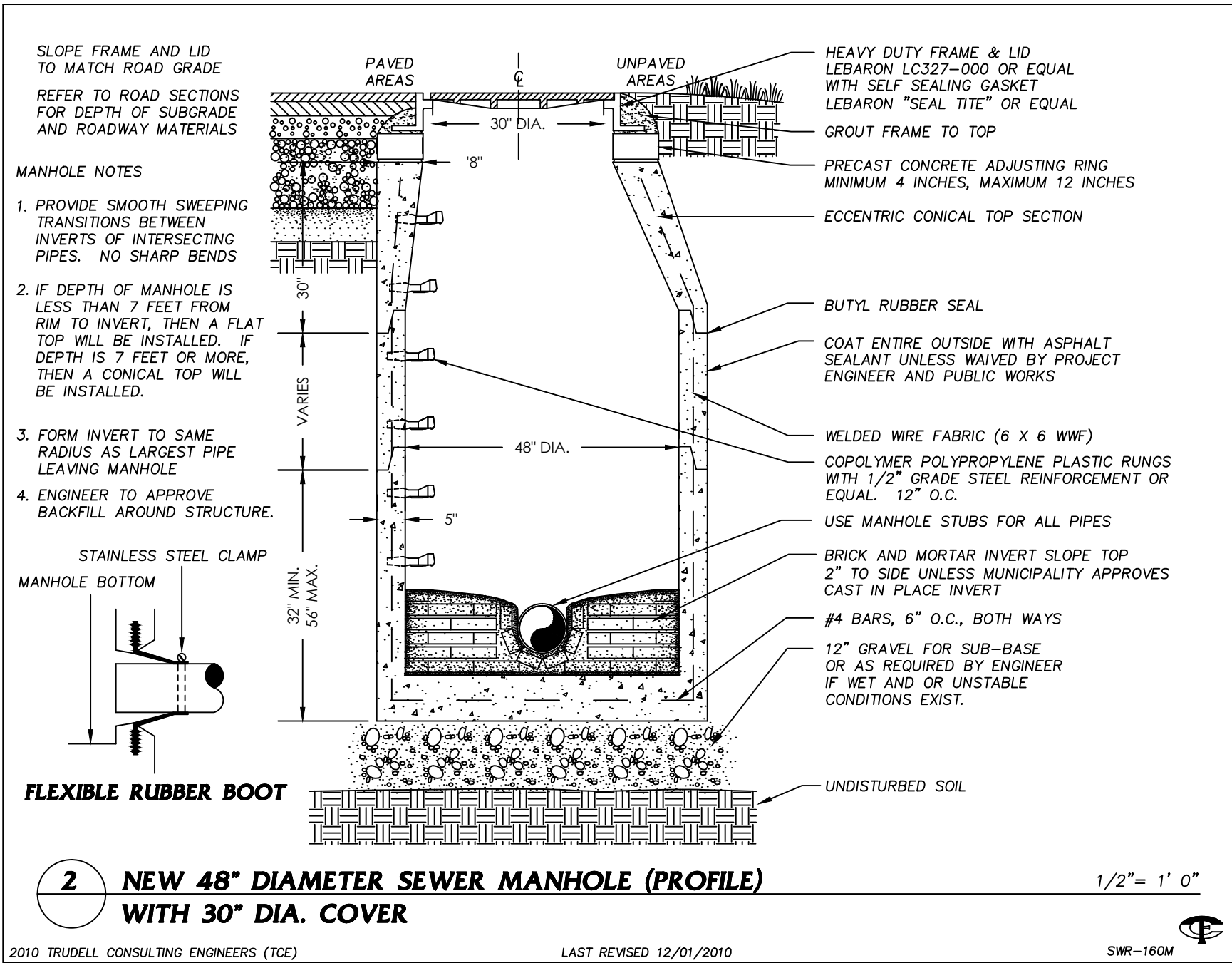
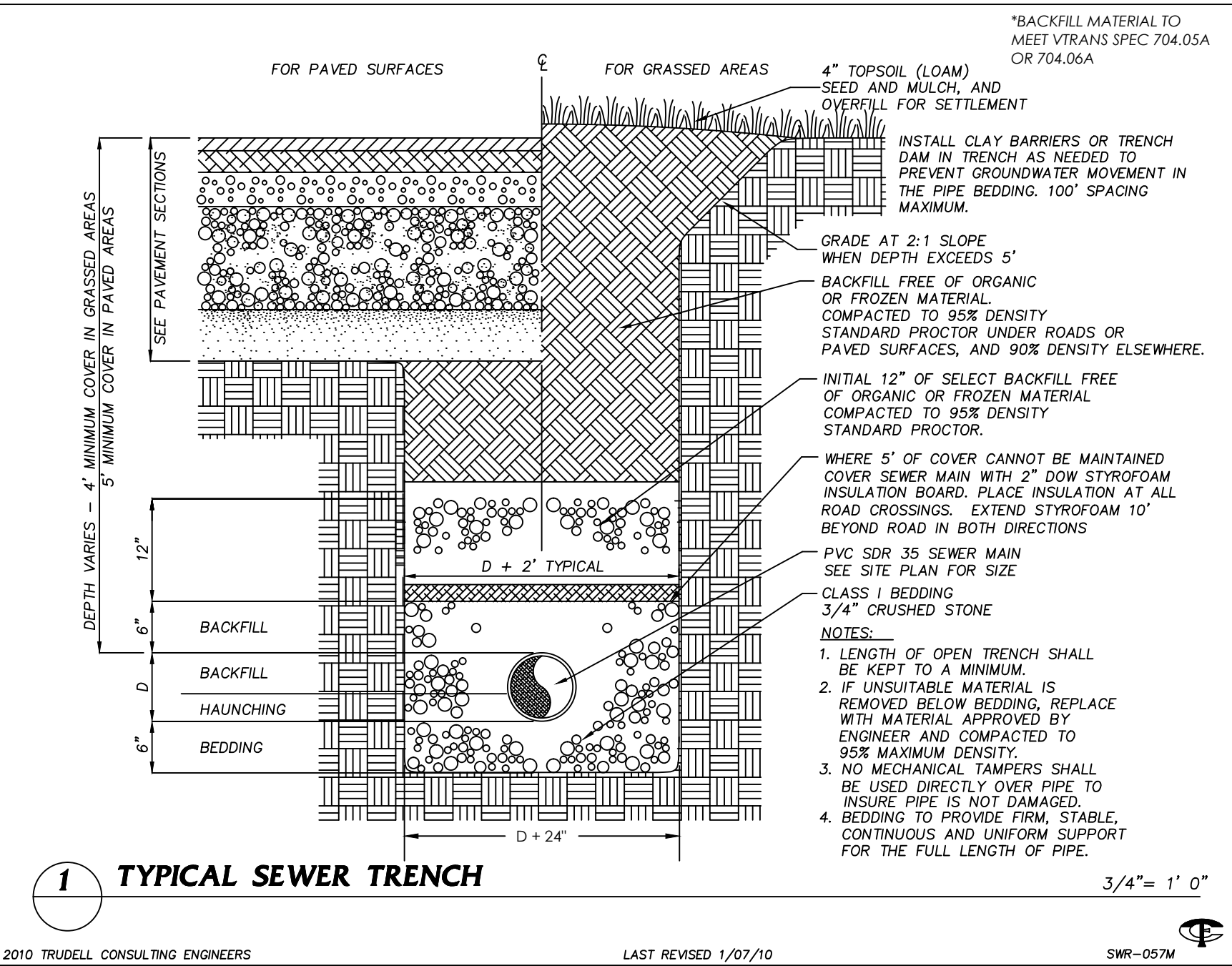
Drawn By: P.J.M.

Project Engineer: AAL

Approved By:

Field Book:

C8-03



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PRIOR TO THE DESIGN ENGINEER CERTIFYING THAT THE INSTALLATION HAS BEEN INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN, THE CONTRACTOR SHALL PROVIDE A CERTIFICATION THAT THE WASTEWATER SYSTEM WAS INSTALLED AND TESTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS, STATE PERMITS REQUIRE THERE SHALL BE NO DEVIATIONS FROM THE APPROVED PLANS WITHOUT PRIOR APPROVALS. THE DESIGN ENGINEER SHALL BE NOTIFIED AND ALLOWED TO OBSERVE THE CRITICAL PHASES OF CONSTRUCTION INCLUDING ANY REQUIRED TESTS. LIKEWISE, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS FROM THE APPROVED PLANS. SINCE THE DESIGN ENGINEER DOES NOT CUSTOMARILY OBSERVE ALL PHASES OF THE WORK, OR ALL TESTING, THEY MAY RELY ON THE CONTRACTOR'S CERTIFICATION AS THE BASIS FOR FINAL CERTIFICATION. THE CONTRACTOR SHALL THEREFORE SIGN AND RETURN A COPY OF THE FOLLOWING CERTIFICATION UPON COMPLETION OF THE WORK:

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CONTRACTOR NAME _____

AUTHORIZED AGENTS NAME _____

SIGNATURE _____ DATE _____

NOTE ANY DEVIATIONS FROM APPROVED PLANS HERE:

4 CONTRACTOR'S CERTIFICATION FOR WASTEWATER SYSTEMS

7 WATER / SEWER CROSSING

2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 01/07/10 SWR-062S

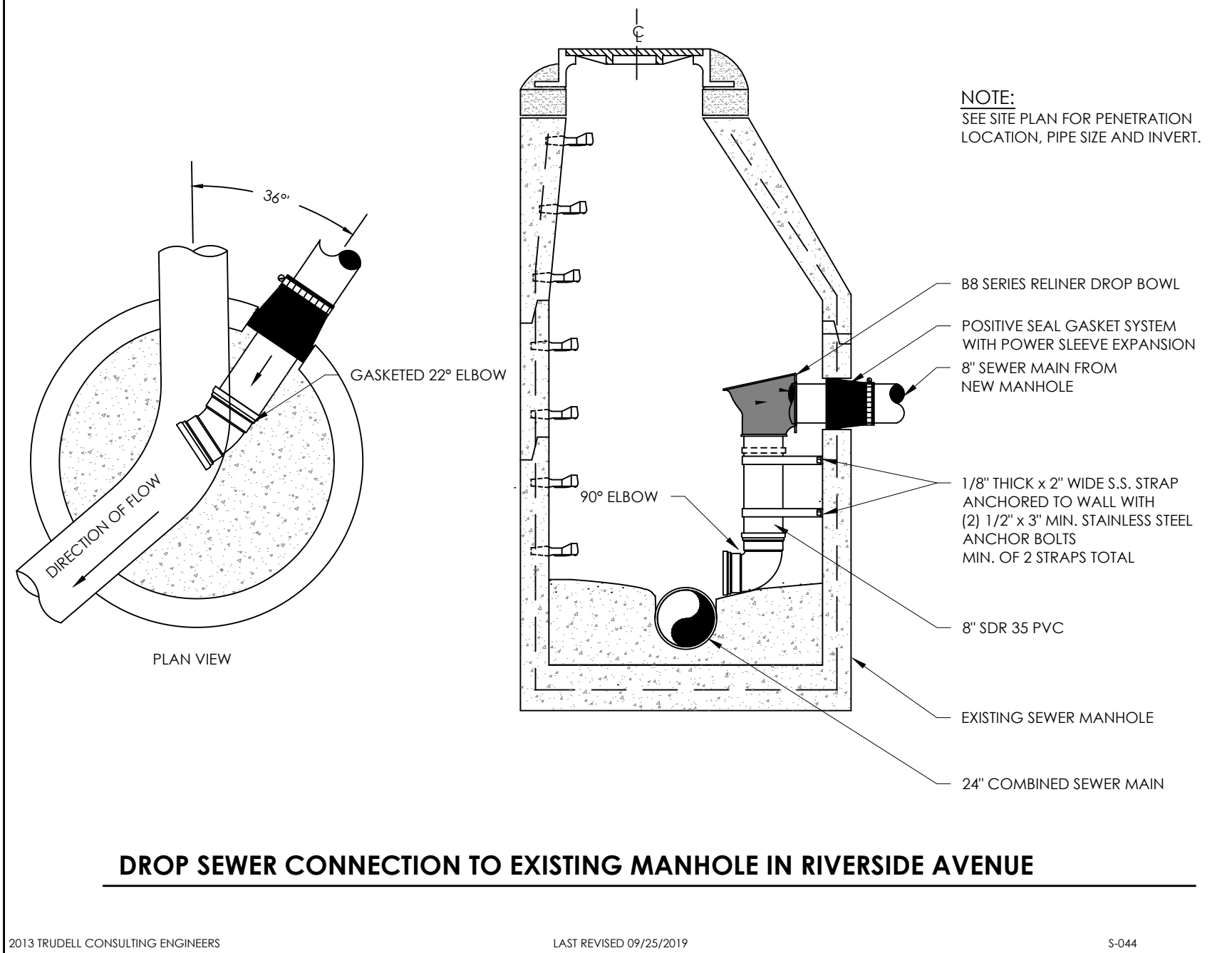
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- EACH STRUCTURE SHALL BE TESTED BY MEANS OF A WATER TEST OR VACUUM TEST PRIOR TO THE BACKFILLING OF THE STRUCTURE. IN ANY CASE THERE SHALL BE NO VISIBLE LEAKAGE INTO THE BASE OR WALLS OF A COMPLETED STRUCTURE.
- AFTER THE STRUCTURE HAS BEEN ASSEMBLED IN PLACE, ALL LIFTING HOLES AND EXTERIOR JOINTS SHALL BE FILLED AND PAINTED WITH AN APPROVED NON-SHRINKING MORTAR/IN MANHOLES. THE TEST SHALL BE MADE PRIOR TO PLACING THE SHELF AND INVERT. IF THE GROUNDWATER TABLE HAS BEEN ALLOWED TO RISE ABOVE THE BOTTOM OF THE STRUCTURE, THE ENGINEER MAY DIRECT IT TO BE LOWERED FOR THE DURATION OF THE TEST. ALL PIPES AND OTHER OPENINGS INTO THE STRUCTURE SHALL BE SUITABLY PLUGGED AND THE PLUGS BRACED TO PREVENT DISPLACEMENT.
- IF THE CONTRACTOR ELECTS TO BACKFILL PRIOR TO WATER TESTING, FOR ANY REASON, IT SHALL BE AT HIS OWN RISK AND IT SHALL BE INCUMBENT UPON THE CONTRACTOR TO DETERMINE THE REASON FOR ANY FAILURE OF THE TEST. NO ADJUSTMENT IN THE LEAKAGE ALLOWANCE WILL BE MADE FOR UNKNOWN CAUSES SUCH AS LEAKAGE OF PLUGS, ABSORPTION, ETC. I.E., IT WILL BE ASSUMED THAT ALL LOSS OF WATER DURING THE TEST IS A RESULT OF LEAKS THROUGH THE JOINTS OR THROUGH THE CONCRETE. FURTHERMORE, THE CONTRACTOR SHALL TAKE ANY STEPS NECESSARY TO ASSURE THE ENGINEER THAT THE WATER TABLE IS BELOW THE BOTTOM OF THE STRUCTURE THROUGHOUT THE TEST.
- IF THE GROUNDWATER TABLE IS ABOVE THE HIGHEST JOINT IN THE STRUCTURE, AND IF THERE IS NO LEAKAGE INTO THE STRUCTURE AS DETERMINED BY THE ENGINEER, SUCH A TEST CAN BE USED TO EVALUATE THE WATER TIGHTNESS OF THE STRUCTURE, HOWEVER, IF THE ENGINEER IS NOT SATISFIED, THE CONTRACTOR SHALL LOWER THE WATER TABLE AND CARRY OUT THE TEST AS DESCRIBED HEREIN BEFORE.
- MANHOLE WATER TEST:** THE STRUCTURE SHALL BE FILLED WITH WATER TO THE TOP OF THE RISERS, PAST ALL SEAMS. THE TANKS SHALL SIT FOR A PERIOD OF ONE HOUR TO ALLOW FOR ABSORPTION. AFTER ONE HOUR, THE STRUCTURE SHALL BE REFILLED TO THE TOP ABOVE ALL SEAMS. THE TANK SHALL BE TESTED FOR A MINIMUM OF 6 HOURS. AT THE END OF THE 6 HOUR TEST PERIOD, THE MANHOLE SHALL BE REFILLED TO THE STARTING POINT, MEASURING THE VOLUME OF WATER ADDED. THE VOLUME OF WATER ADDED 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 A 24 HOUR PERIOD AND THERE SHALL BE NO VISIBLE INFILTRATION. REPAIRS BY APPROVED METHODS MAY BE MADE, AS DIRECTED BY THE ENGINEER, TO BRING THE LEAKAGE WITHIN ALLOWABLE RATE OF ONE GALLON PER FOOT PER DAY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO UNCOVER THE MANHOLE, AS NECESSARY, AND TO DISASSEMBLE, RECONSTRUCT OR REPLACE IT AS DIRECTED BY THE ENGINEER. THE MANHOLE SHALL THEN BE RE-TESTED.
- TANK WATER TEST:** THE STRUCTURE SHALL BE FILLED WITH WATER TO THE TOP OF THE RISERS, PAST ALL SEAMS. THE TANKS SHALL SIT FOR A PERIOD OF 24-HOURS TO ALLOW FOR ABSORPTION. PLASTIC, STEEL, AND FIBERGLASS TANKS DO NOT NEED A 24-HOUR ABSORPTION PERIOD AND MAY BE TESTED IMMEDIATELY. AFTER 24-HOURS, REFILL THE TANK. IF AFTER ONE HOUR THERE IS NO MEASURABLE DROP IN FLUID LEVEL THE TANK SHALL BE CONSIDERED WATER TIGHT.
- MANHOLE VACUUM TEST:** THE CONTRACTOR SHALL FURNISH THE MANHOLE CONE SEAL, VACUUM PUMP, ALL NECESSARY GAUGES, HOSES, AND EQUIPMENT TO PERFORM THE TEST.
 - MANHOLES THAT HAVE BEEN BACKFILLED SHALL BE EXCAVATED TO EXPOSE THE ENTIRE EXTERIOR OR THE WATER TEST SHALL BE USED.
- A PLATE WITH AN INFLATABLE RUBBER RING THE SIZE OF THE TOP OF THE MANHOLE SHALL BE INSTALLED BY INFLATING THE RING WITH AIR TO A PRESSURE ADEQUATE TO PREVENT LEAKAGE OF AIR BETWEEN THE RUBBER RING AND THE MANHOLE WALL.
- PUMP THE AIR OUT OF THE MANHOLE THROUGH AN OPENING IN THE TEST PLATE UNTIL A VACUUM IS CREATED INSIDE THE MANHOLE EQUAL TO 10 INCHES OF MERCURY USING AN APPROVED VACUUM GAUGE. THEN STOP THE REMOVAL OF AIR AND BEGIN THE TEST.
- THE VACUUM DROP SHALL NOT EXCEED 1 INCH OF MERCURY OVER A 2 MINUTE PERIOD FOR MANHOLES 0-10' DEEP. OVER 2.5 MINUTES FOR MANHOLES 10.1-15' DEEP. AND OVER 3 MINUTES FOR MANHOLES DEEPER THAN 15'. IF MORE THAN A 1 INCH DROP OCCURS WITHIN 2 MINUTES, THE MANHOLE HAS FAILED THE TEST, AND IT SHALL BE REPAIRED OR RECONSTRUCTED AND THEN RE-TESTED UNTIL IT PASSES AT NO EXPENSE TO OWNER.
- TANK VACUUM TEST:**
 - USING A VACUUM TEST, SEAL THE EMPTY TANK AND RISERS AND APPLY A VACUUM TO 2 INCHES (50 MM) OF MERCURY. THE TANK IS CONSIDERED WATERTIGHT IF 90% OF THE VACUUM IS HELD FOR 2 MINUTES.
- BACKFILL AROUND THE STRUCTURE UPON SATISFACTORY TEST RESULTS.

TESTING MANHOLES, TANKS, AND STRUCTURES

TRUDELL CONSULTING ENGINEERS

LAST REVISED 05/22/2019

S-007



AIR TESTING SEWERS

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

- TEST THE GRAVITY SEWER BY A PRESSURIZED AIR TEST BETWEEN CONSECUTIVE MANHOLES. PLUG ALL OPENINGS OF THE TEST SECTION AND CONNECT THE AIR CONTROL EQUIPMENT TO THE TAPPED END.
- SUPPLY AIR SLOWLY TO THE PIPE UNTIL REACHING A CONSTANT PRESSURE OF 4.0 PSI GREATER THAN THE AVERAGE PRESSURE OF ANY SURROUNDING GROUNDWATER. PRESSURE WILL NORMALLY DROP AS TEMPERATURE STABILIZES. SUPPLY THE AIR SO THAT THE PRESSURE REMAINS ABOVE 3.0 PSI FOR AT LEAST 5 MINUTES DURING TEMPERATURE STABILIZATION. USE A PRESSURE GAUGE HAVING A RANGE FROM 0 TO 3 PSI. THE GAUGE SHOULD HAVE MINIMUM DIVISIONS OF 0.1 PSI AND AN ACCURACY OF ± 0.04 PSI. REGULATE THE AIR PRESSURE TO PREVENT IT FROM EXCEEDING 5.0 PSI.
- AFTER STABILIZATION, ADJUST PRESSURE TO 3.5 PSI OR ABOVE AND SHUT OFF AIR SUPPLY. START THE STOP WATCH. THE TIME REQUIRED FOR THE TEST IS DEPENDENT ON PIPE DIAMETER PER TOTAL LENGTH OF PIPE BEING TESTED AND MUST BE AT LEAST:

NOMINAL PIPE DIA. IN INCHES	T (TIME) MIN/100 FT.	NOMINAL PIPE DIA. IN INCHES	T (TIME) MIN/100 FT.
3	0.2	21	3.0
4	0.3	24	3.6
6	0.6	27	4.2
8	1.2	30	4.8
12	1.8	36	5.4
15	2.1	39	6.0
18	2.4	42	6.6
			7.2

- IF THE SECTION OF LINE TO BE TESTED INCLUDES MORE THAN ONE PIPE SIZE, CALCULATE THE TEST TIME FOR EACH SIZE AND ADD THE TEST TIMES TO EQUAL THE TOTAL SECTION TEST TIME.
- IF THERE IS GROUND WATER ABOVE THE SEWER LINE THE AIR TEST PRESSURE WILL BE INCREASED BY 0.5 PSI FOR EACH FOOT OF WATER ABOVE THE INVERT OF THE PIPE. DIFFERENCES DUE TO AIR TEMPERATURE AND BAROMETRIC PRESSURE WILL BE CONSIDERED NEGLIGIBLE.
- IF THE PRESSURE DROPS MORE THAN 1 PSI DURING THE TEST TIME, THE PIPE WILL HAVE FAILED AND ADEQUATE REPAIRS AND RETESTING WILL BE REQUIRED AT NO EXPENSE TO OWNER.
- IT IS NOT NECESSARY TO HOLD THE TEST FOR THE WHOLE PERIOD WHEN IT IS CLEARLY EVIDENT THAT THE RATE OF AIR LOSS IS LESS THAN THE ALLOWABLE.

DEFLECTION TESTING SEWERS

- AFTER A FLEXIBLE PIPE SEWER, SUCH AS PVC, HAS BEEN BACKFILLED FOR 30 DAYS, A PIPE DEFLECTION TEST SHALL BE PERFORMED.
- THE TEST SHALL BE CONDUCTED USING A RIGID BALL OR MANDREL HAVING A DIAMETER EQUAL TO 92.5% OF THE PIPE DIAMETER. THIS DEVICE WILL BE PULLED THROUGH THE SEWER BY A ROPE WITHOUT THE MEANS OF MECHANICAL EQUIPMENT. THE MAXIMUM ALLOWABLE VERTICAL DEFLECTION SHALL BE 7.5%.
- IF THE BALL OR MANDREL CANNOT BE SUCCESSFULLY PULLED THROUGH THE SEWER PIPE, THOSE SECTIONS OF PIPE NOT MEETING THE DEFLECTION REQUIREMENTS SHALL BE EXCAVATED AND THE EMBEDMENT AND BACKFILL REPLACED. IF, IN THE OPINION OF THE ENGINEER, THE PIPE HAS BEEN DAMAGED, IT SHALL BE REMOVED AND REPLACED.

TESTING GRAVITY SEWERS (ENVIRONMENTAL PROTECTION RULES)

CH 1 EFFECTIVE 9/29/07 SECTION 1-A-03(K)(2)

TRUDELL CONSULTING ENGINEERS

LAST REVISED 08/02/2017

S-008

Revisions	No.	Description	Date	By
1	For Local Submittal		2/15/19	AAD
2	Sewer Connection Revision		9/25/19	CMJ
3	Manhole Drop Bowl Detail		11/6/19	CMJ

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Project Title

Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Sewer Details

Date: 11/21/2012

Scale: Shown

Project Number: 2010083

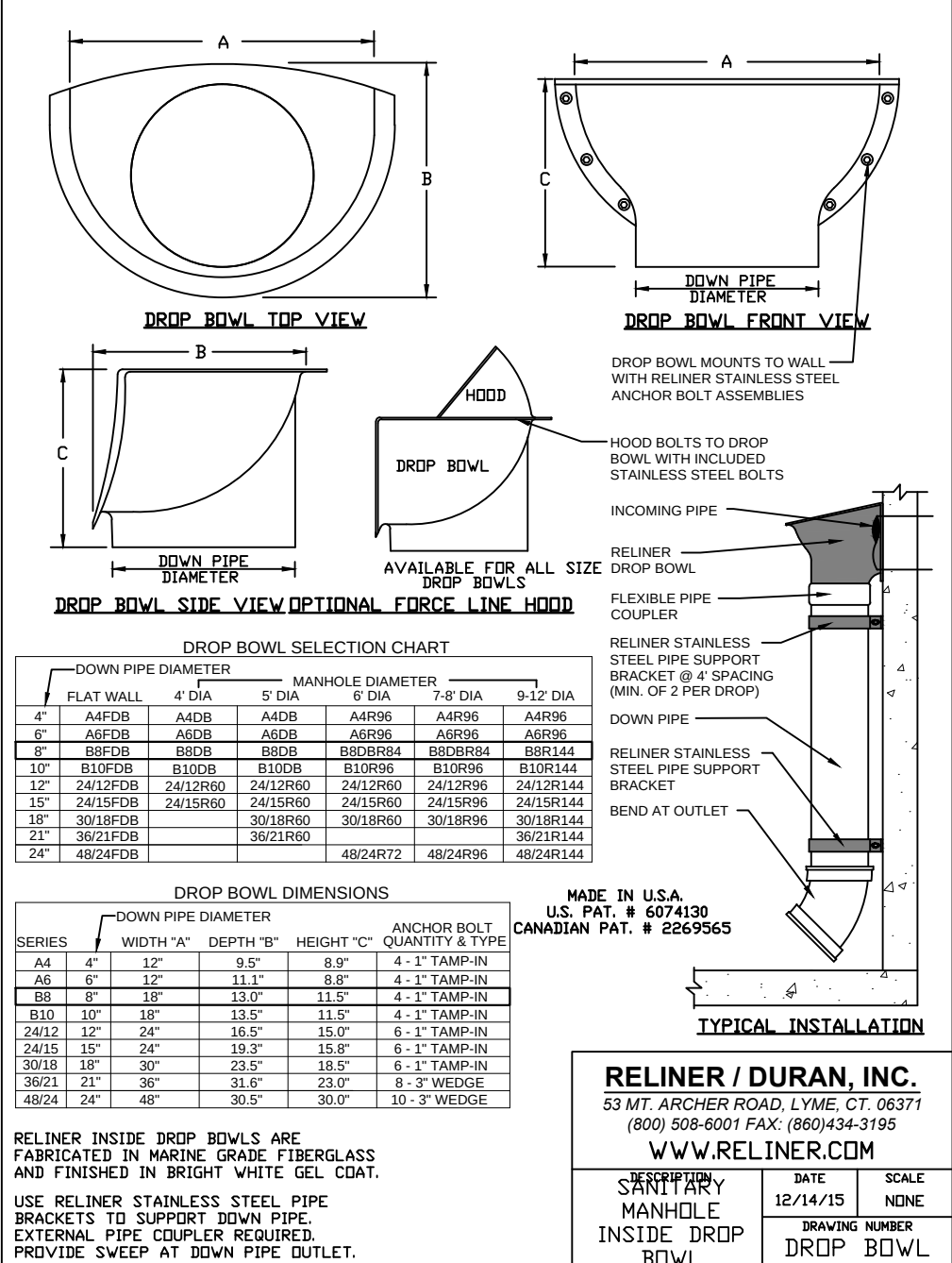
Drawn By: PJM

Project Engineer: AAL

Approved By:

Field Book:

C8-04





TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802.879.6331 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
1	revision		1/1/12	xxx

- Use of These Drawings
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
 2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
 3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.
 4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
 5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
 6. It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.



Project Title

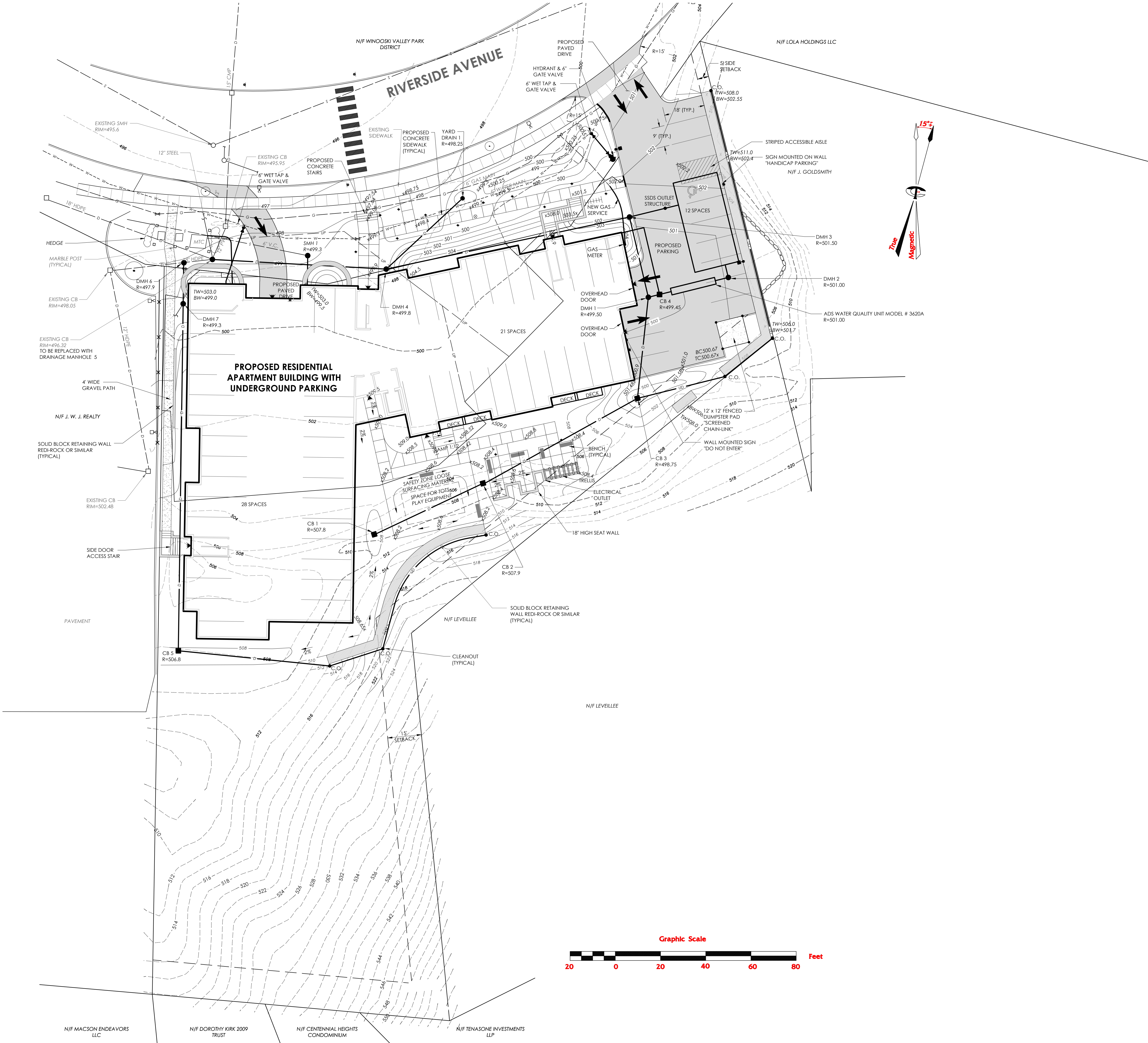
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Grading Plan

Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C2-02



Project Reference:



TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802.879.6331 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
1	revision		1/1/12	xxx

- Use of These Drawings
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
 2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
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Project Title

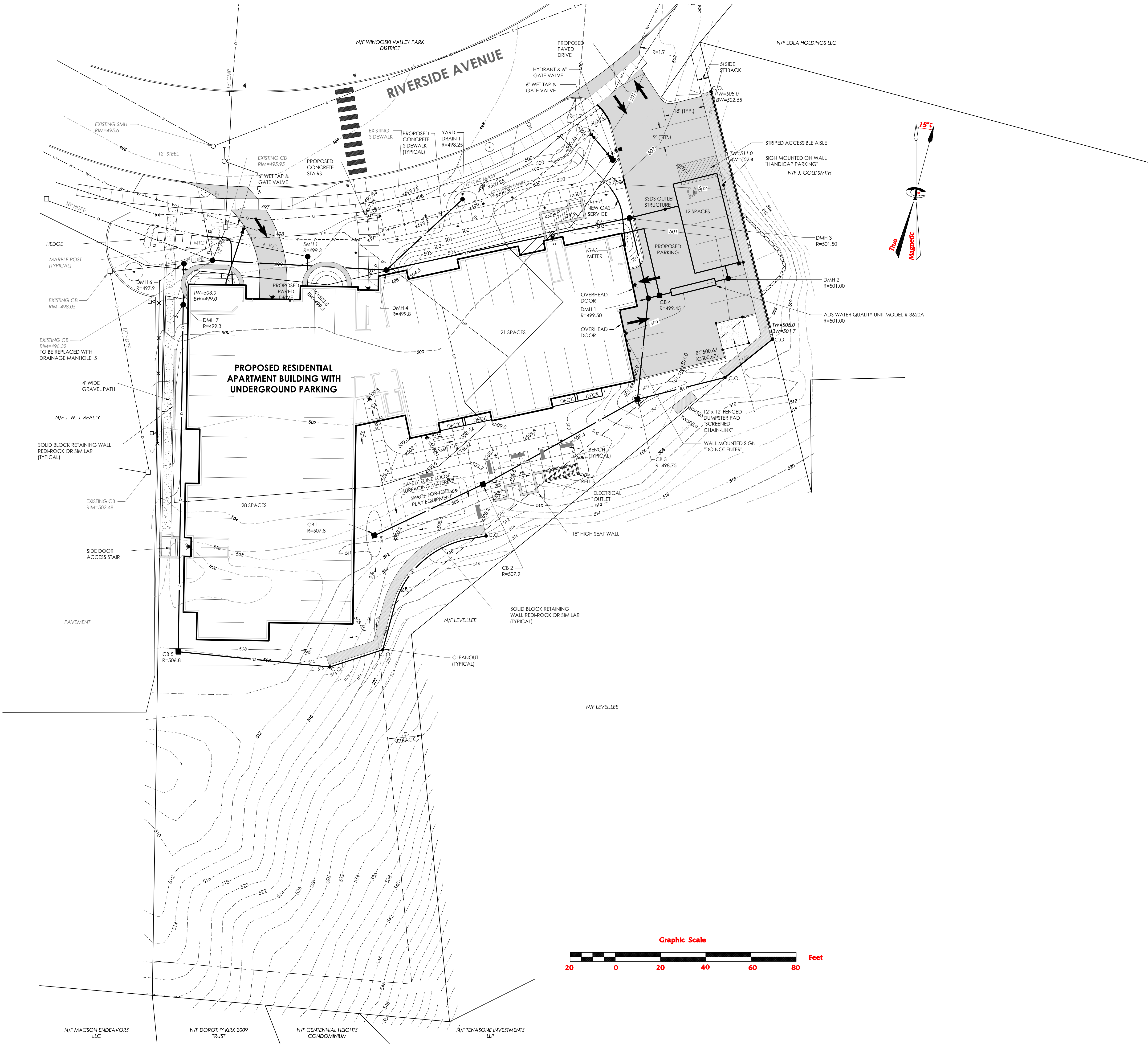
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

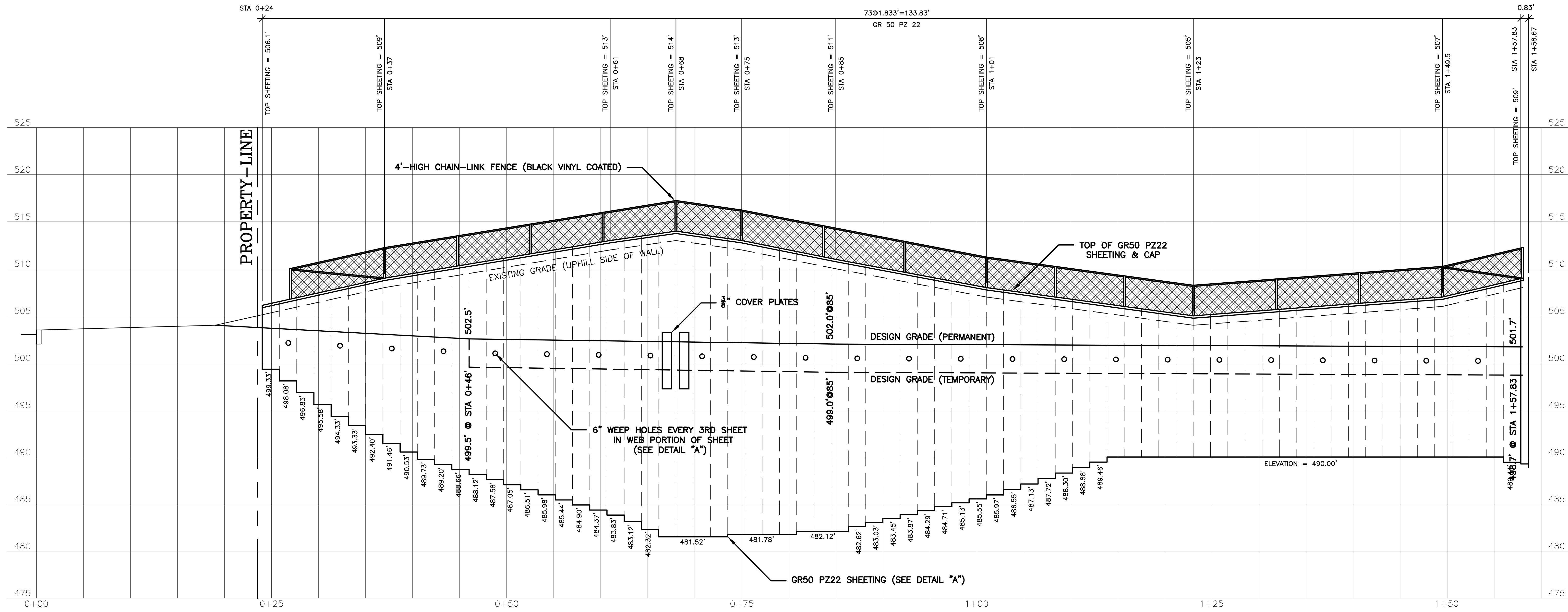
Grading Plan

Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C2-02



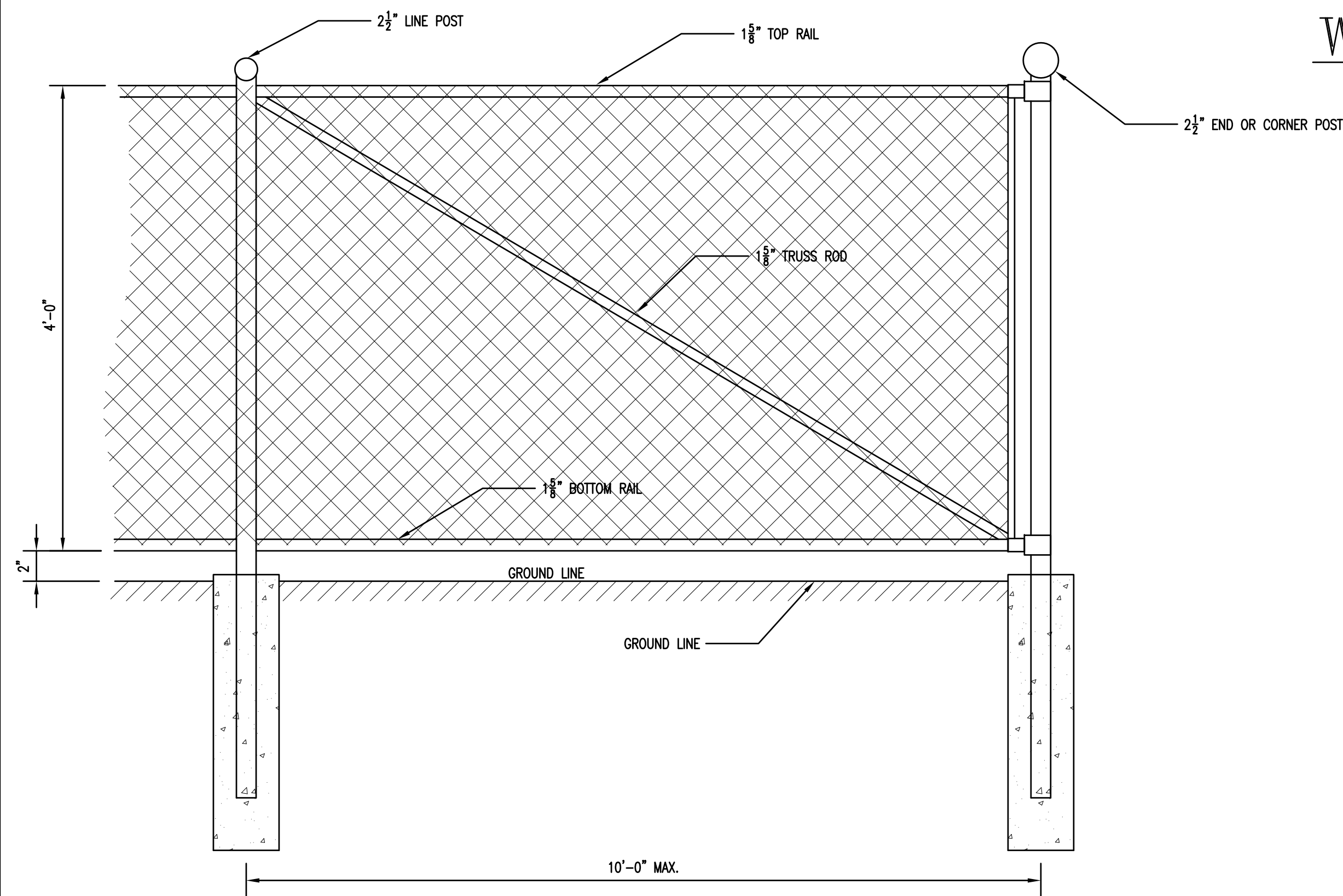
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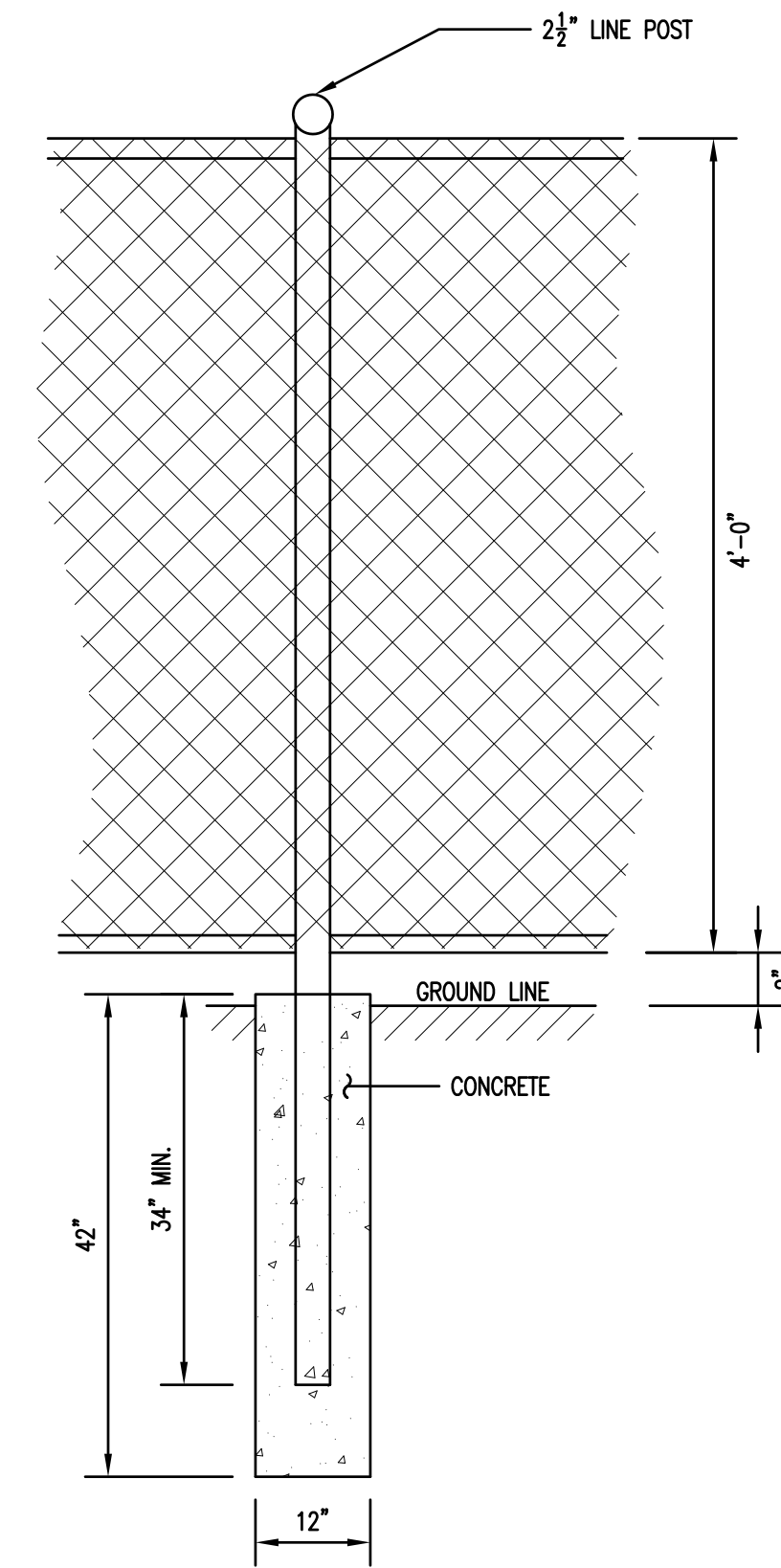
WEST ELEVATION (EAST WALL)

SCALE: 1" = 5' HOR.
1" = 5' VERT.

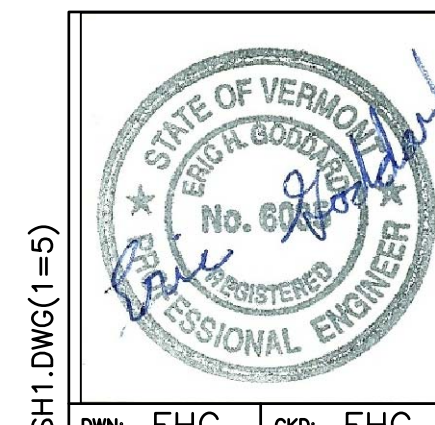
NOTE:
SHOP PRIME ALL SURFACES OF SHEETING & WALES.
FIELD PAINT EXPOSED FACES OF SHEETING & WALES
(RUSTY BROWN COLOR OR AS SELECTED BY OWNER).



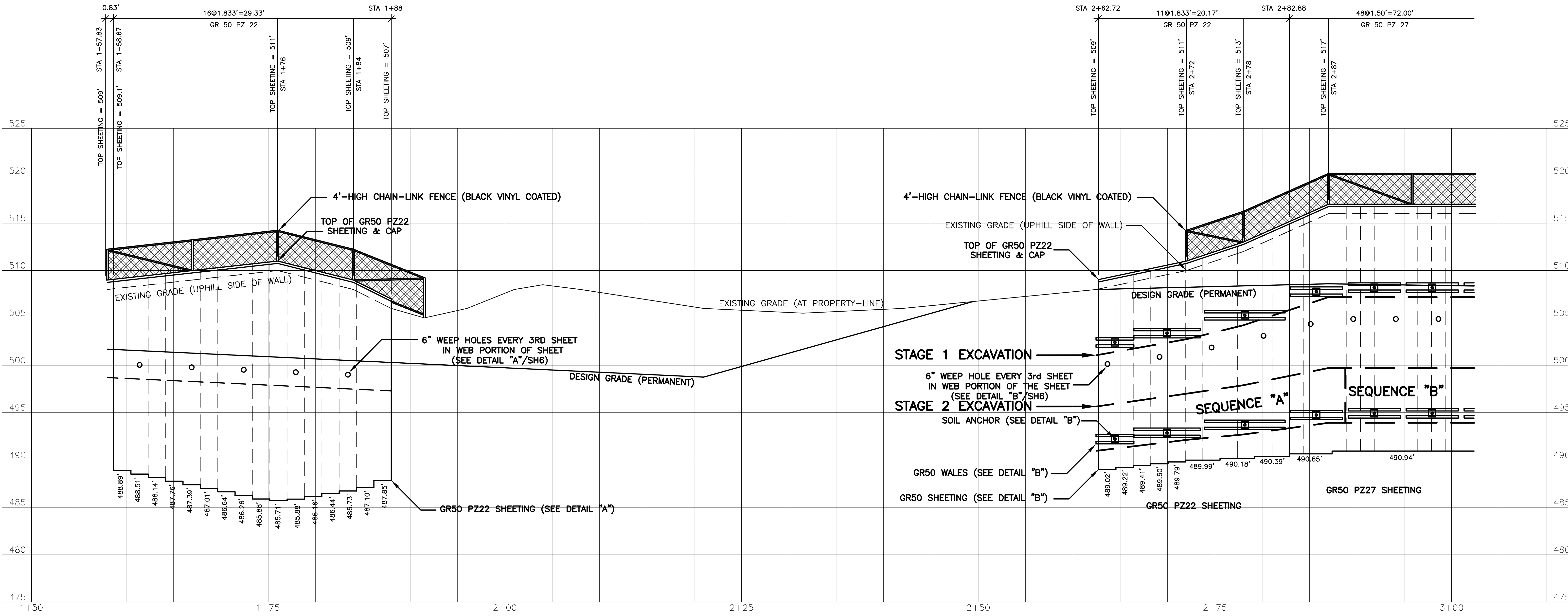
1
SH1
DETAIL - TYPICAL END OR CORNER POST
N.T.S.



2
SH1
DETAIL - TYPICAL POST ANCHORAGE
N.T.S.



0	12/30/19	Final Design
West Elev. (East Wall)		
EXCAVATION SHEETING		
110 RIVERSIDE AVE.		
HOUSING		
BURLINGTON, VT		
KEE	KNIGHT CONSULTING ENGINEERS, INC.	DATE: 09/04/2019
183 COMMERCE STREET, WILLISTON, VT, 05495 - TEL: 879-6343	SCALE: NOTED	NOTED



NORTH ELEVATION (SOUTH PROPERTY-LINE)

SCALE: 1" = 5' HOR.
1" = 5' VERT.

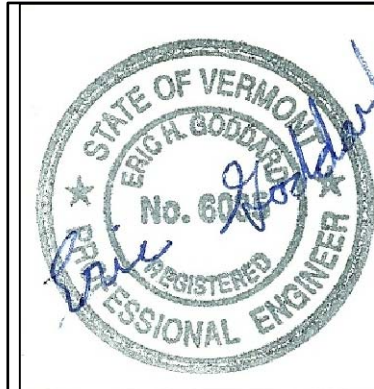
NOTE:
SHOP PRIME ALL SURFACES OF SHEETING & WALES.
FIELD PAINT EXPOSED FACES OF SHEETING & WALES
(RUSTY BROWN COLOR OR AS SELECTED BY OWNER).

SOUTH WALL GENERAL SEQUENCE

1. CLEAR THE TREES & BRUSH FROM THE AREA OF THE SHEETING.
2. DO NOT EXCAVATE PRIOR TO INSTALLING THE SHEETING.
3. DRIVE THE SHEETING (SHOP-PRIMED) TO THE SPECIFIED DEPTHS.
4. STARTING AT THE HIGH POINT, EXCAVATE DOWN TO THE LEVEL OF THE TOP ROW OF ANCHORS (STAGE 1). DO NOT SLOPE THE EXCAVATION AWAY FROM THE SHEETING BY MORE THAN 5%. ALSO, DO NOT OVER-EXCAVATE MORE THAN 12" BELOW THE ANCHOR ELEVATIONS WITHOUT WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER.
5. INSTALL THE TOP ROW OF SOIL ANCHORS AND ALLOW TO SET.
6. AFTER THE SOIL ANCHORS HAVE SET, INSTALL THE TOP ROW OF PRE-FABRICATED STEEL WALES (SHOP-PRIMED) AND ENVELOPE WALES IN CONCRETE (LEAVE ACCESS FOR TENSIONING THE SOIL ANCHOR).
7. AFTER CONCRETE HAS CURED AND THE SOIL ANCHORS HAVE ACHIEVED FULL STRENGTH, TENSION THE TOP ROW OF SOIL ANCHORS TO 75% OF THE SPECIFIED DESIGN LOAD.
8. ONCE ALL THE TOP ANCHORS ARE PRE-LOADED, CONTINUE THE EXCAVATION BY EXPOSING THE TOP 65% OF THE SHEETING (STAGE 2). DO NOT SLOPE THE EXCAVATION AWAY FROM THE SHEETING BY MORE THAN 5%.
9. EXCAVATE THE FIRST ANCHOR INSTALLATION TRENCH (SEQUENCE "A") PERPENDICULAR TO THE SHEETING. DO NOT OVER-EXCAVATE MORE THAN 12" BELOW THE ANCHOR ELEVATIONS WITHOUT WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER. DO NOT SLOPE THE EXCAVATION AWAY FROM THE SHEETING BY MORE THAN 5%.
10. EXCAVATE TO INSTALL THE SEQUENCE "A" BOTTOM ROW OF SOIL ANCHORS. DO NOT OVER-EXCAVATE Laterally. DO NOT OVER-EXCAVATE MORE THAN 12" BELOW THE ANCHOR ELEVATIONS WITHOUT WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER. INSTALL THE SEQUENCE "A" SOIL ANCHORS.
11. AFTER THE SEQUENCE "A" SOIL ANCHORS HAVE PROPERLY CURED TO FULL CAPACITY, INSTALL THE CORRESPONDING BOTTOM ROW OF PRE-FABRICATED STEEL WALES (SHOP-PRIMED) AND ENVELOPE WALES IN CONCRETE (LEAVE ACCESS FOR TENSIONING THE SOIL ANCHOR).
12. AFTER CONCRETE HAS CURED AND THE SOIL ANCHORS HAVE ACHIEVED FULL STRENGTH, TENSION THE SEQUENCE "A" SOIL ANCHORS TO 75% OF THE SPECIFIED DESIGN LOAD.
13. REPEAT STEPS 10 THRU 12 FOR SEQUENCE "B", THEN SEQUENCE "C", AND SO ON UNTIL THE LAST SEQUENCE IS COMPLETED.
14. CLEAN OFF THE EXPOSED SHEETING AND TOUCH-UP THE PRIMER PAINT ON THE SHEETING, WALES & HARDWARE.
15. PAINT THE EXPOSED STEEL WITH 2 COATS OF PAINT (COLOR BY OWNER).
16. INSTALL THE 4'-HIGH FENCE.

STA	TOP ANCHOR	ANCHOR ELEVATION	TOP WALE	BOTTOM ANCHOR	ANCHOR ELEVATION	BOTTOM WALE	SEQUENCE
2+64.45	100-KIP	502.41	(2)C10x20x4'-0"	200-KIP	492.21	(2)MCx12x31x4'-0"	A
2+69.95	100-KIP	503.39	(2)C12x25x7'-0"	200-KIP	492.87	(2)Cx15x40x7'-0"	
2+78.17	150-KIP	505.27	(2)C15x33.9x8'-6"	300-KIP	493.71	(2)MCx18x58x8'-6"	
2+85.72	150-KIP	507.77	(2)MC12x31x5'-6"	300-KIP	494.75	(2)Cx15x50x5'-6"	
2+91.84	150-KIP	508.19	(2)MC12x31x5'-6"	300-KIP	494.92	(2)Cx15x50x5'-6"	B
2+97.95	150-KIP	508.19	(2)MC12x31x5'-6"	300-KIP	494.92	(2)Cx15x50x5'-6"	

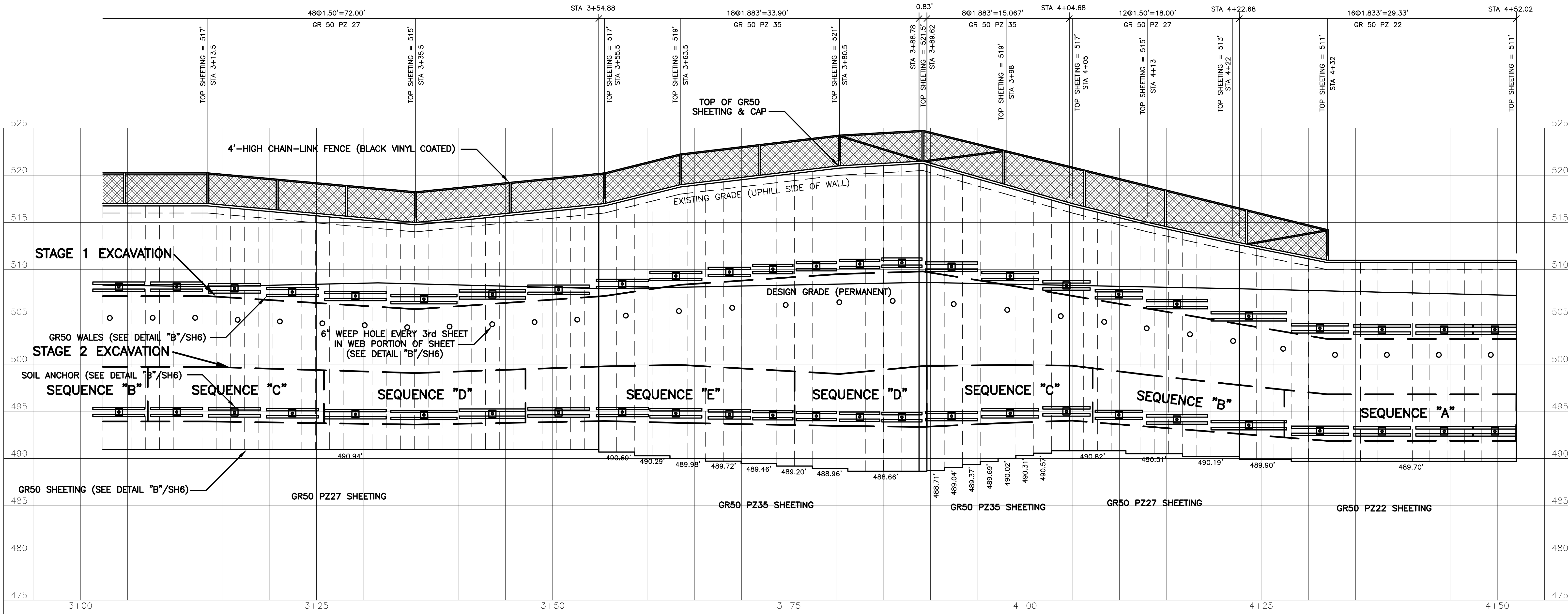
1	01/03/20	Corrected bottom wale at STA 2+78.17
0	12/30/19	Final Design



North Elev. (South Side)
EXCAVATION SHEETING
110 RIVERSIDE AVE.
HOUSING
BURLINGTON, VT

KNE KNIGHT CONSULTING ENGINEERS, INC.
183 COMMERCE STREET, WILLISTON, VT., 05495 - TEL. 879-6343

DWG. NO.
SH2
PROJ. NO.
19239
DATE: 09/06/20
SCALE: NOTED



NOTE:
SHOP PRIME ALL SURFACES OF SHEETING & WALES.
FIELD PAINT EXPOSED FACES OF SHEETING & WALES
(RUSTY BROWN COLOR OR AS SELECTED BY OWNER).

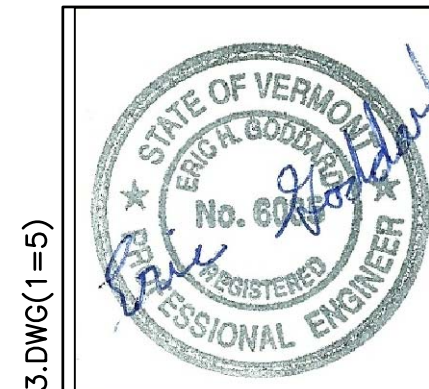
SOUTH WALL GENERAL SEQUENCE

1. CLEAR THE TREES & BRUSH FROM THE AREA OF THE SHEETING.
2. DO NOT EXCAVATE PRIOR TO INSTALLING THE SHEETING.
3. DRIVE THE SHEETING (SHOP-PRIMED) TO THE SPECIFIED DEPTHS.
4. STARTING AT THE HIGH POINT, EXCAVATE DOWN TO THE LEVEL OF THE TOP ROW OF ANCHORS (STAGE 1). DO NOT SLOPE THE EXCAVATION AWAY FROM THE SHEETING BY MORE THAN 5%. ALSO, DO NOT OVER-EXCAVATE MORE THAN 12" BELOW THE ANCHOR ELEVATIONS WITHOUT WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER.
5. INSTALL THE TOP ROW OF SOIL ANCHORS AND ALLOW TO SET.
6. AFTER THE SOIL ANCHORS HAVE SET, INSTALL THE TOP ROW OF PRE-FABRICATED STEEL WALES (SHOP-PRIMED) AND ENVELOPE WALES IN CONCRETE (LEAVE ACCESS FOR TENSIONING THE SOIL ANCHOR).
7. AFTER CONCRETE HAS CURED AND THE SOIL ANCHORS HAVE ACHIEVED FULL STRENGTH, TENSION THE TOP ROW OF SOIL ANCHORS TO 75% OF THE SPECIFIED DESIGN LOAD.
8. ONCE ALL THE TOP ANCHORS ARE PRE-LOADED, CONTINUE THE EXCAVATION BY EXPOSING THE TOP 65% OF THE SHEETING (STAGE 2). DO NOT SLOPE THE EXCAVATION AWAY FROM THE SHEETING BY MORE THAN 5%.
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11. AFTER THE SEQUENCE "A" SOIL ANCHORS HAVE PROPERLY CURED TO FULL CAPACITY, INSTALL THE CORRESPONDING BOTTOM ROW OF PRE-FABRICATED STEEL WALES (SHOP-PRIMED) AND ENVELOPE WALES IN CONCRETE (LEAVE ACCESS FOR TENSIONING THE SOIL ANCHOR).
12. AFTER CONCRETE HAS CURED AND THE SOIL ANCHORS HAVE ACHIEVED FULL STRENGTH, TENSION THE SEQUENCE "A" SOIL ANCHORS TO 75% OF THE SPECIFIED DESIGN LOAD.
13. REPEAT STEPS 10 THRU 12 FOR SEQUENCE "B", THEN SEQUENCE "C", AND SO ON UNTIL THE LAST SEQUENCE IS COMPLETED.
14. CLEAN OFF THE EXPOSED SHEETING AND TOUCH-UP THE PRIMER PAINT ON THE SHEETING, WALES & HARDWARE.
15. PAINT THE EXPOSED STEEL WITH 2 COATS OF PAINT (COLOR BY OWNER).
16. INSTALL THE 4'-HIGH FENCE.

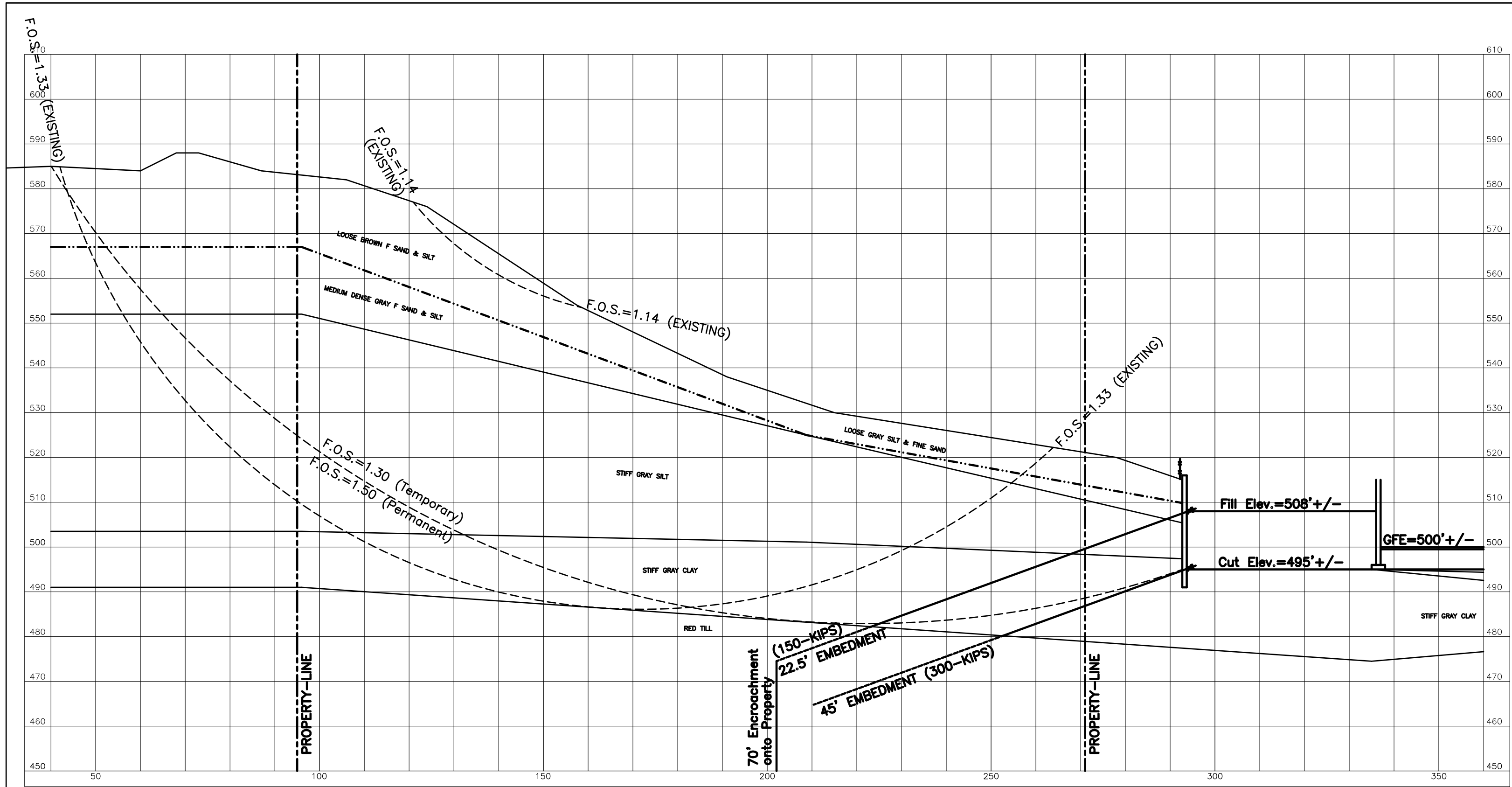
NORTHWEST ELEVATION (WEST WALL)

SCALE: 1" = 5' HOR.
1" = 5' VERT.

STA	TOP ANCHOR	ANCHOR ELEVATION	TOP WALE	BOTTOM ANCHOR	ANCHOR ELEVATION	BOTTOM WALE	SEQUENCE
3+04.08	150-KIP	508.19	(2)MC12x31x5'-6"	300-KIP	494.92	(2)Cx15x50x5'-6"	B
3+10.20	150-KIP	508.19	(2)MC12x31x5'-6"	300-KIP	494.92	(2)Cx15x50x5'-6"	
3+16.32	150-KIP	508.02	(2)MC12x31x5'-6"	300-KIP	494.88	(2)Cx15x50x5'-6"	C
3+22.44	150-KIP	507.63	(2)MC12x31x5'-6"	300-KIP	494.79	(2)Cx15x50x5'-6"	
3+29.12	150-KIP	507.21	(2)MC12x31x6'-6"	300-KIP	494.69	(2)MCx18x42.7x6'-6"	
3+36.37	150-KIP	506.87	(2)MC12x31x7'-0"	300-KIP	494.61	(2)MCx18x45.8x7'-0"	D
3+43.62	150-KIP	507.38	(2)MC12x31x7'-0"	300-KIP	494.74	(2)MCx18x45.8x7'-0"	
3+50.62	200-KIP	507.87	(2)C15x33.9x6'-6"	400-KIP	494.87	(2)MCx18x58x6'-6"	
3+57.37	200-KIP	508.49	(2)MC12x31x5'-6"	400-KIP	494.92	(2)MCx18x51.9x5'-6"	E
3+63.04	200-KIP	509.33	(2)MC12x31x5'-6"	400-KIP	494.78	(2)MCx18x51.9x5'-6"	
3+68.71	200-KIP	509.75	(2)MC12x31x4'-6"	400-KIP	494.67	(2)MCx18x42.7x4'-6"	
3+73.31	200-KIP	510.06	(2)MC12x31x4'-3"	400-KIP	494.59	(2)MCx18x42.7x4'-3"	
3+77.91	200-KIP	510.37	(2)MC12x31x4'-3"	400-KIP	494.50	(2)MCx18x42.7x4'-3"	
3+82.51	200-KIP	510.60	(2)MC12x31x4'-3"	400-KIP	494.43	(2)MCx18x42.7x4'-3"	D
3+86.97	200-KIP	510.74	(2)MC12x31x4'-3"	400-KIP	494.37	(2)MCx18x42.7x4'-3"	
3+92.23	200-KIP	510.33	(2)MC13x35x5'-6"	400-KIP	494.49	(2)MCx18x51.9x5'-6"	C
3+98.44	200-KIP	509.32	(2)MC13x35x6'-0"	400-KIP	494.79	(2)MCx18x58x6'-0"	
4+04.39	150-KIP	508.33	(2)MC12x31x5'-0"	300-KIP	494.99	(2)MC13x50x5'-0"	
4+09.93	150-KIP	507.39	(2)MC12x31x5'-0"	300-KIP	494.62	(2)MC13x50x5'-0"	
4+16.08	150-KIP	506.35	(2)MC12x31x6'-6"	300-KIP	494.13	(2)MCx18x45.8x6'-6"	B
4+23.70	150-KIP	505.06	(2)MC13x35x8'-0"	300-KIP	493.53	(2)MCx18x58x8'-0"	
4+31.22	100-KIP	503.79	(2)C12x25x6'-0"	200-KIP	492.93	(2)MC13x35x6'-0"	
4+37.80	100-KIP	503.66	(2)C12x25x6'-0"	200-KIP	492.87	(2)MC13x35x6'-0"	
4+44.38	100-KIP	503.66	(2)C12x25x6'-0"	200-KIP	492.87	(2)MC13x35x6'-0"	A
4+49.75	100-KIP	503.66	(2)C10x20x4'-6"	200-KIP	492.87	(2)MC12x31x4'-6"	

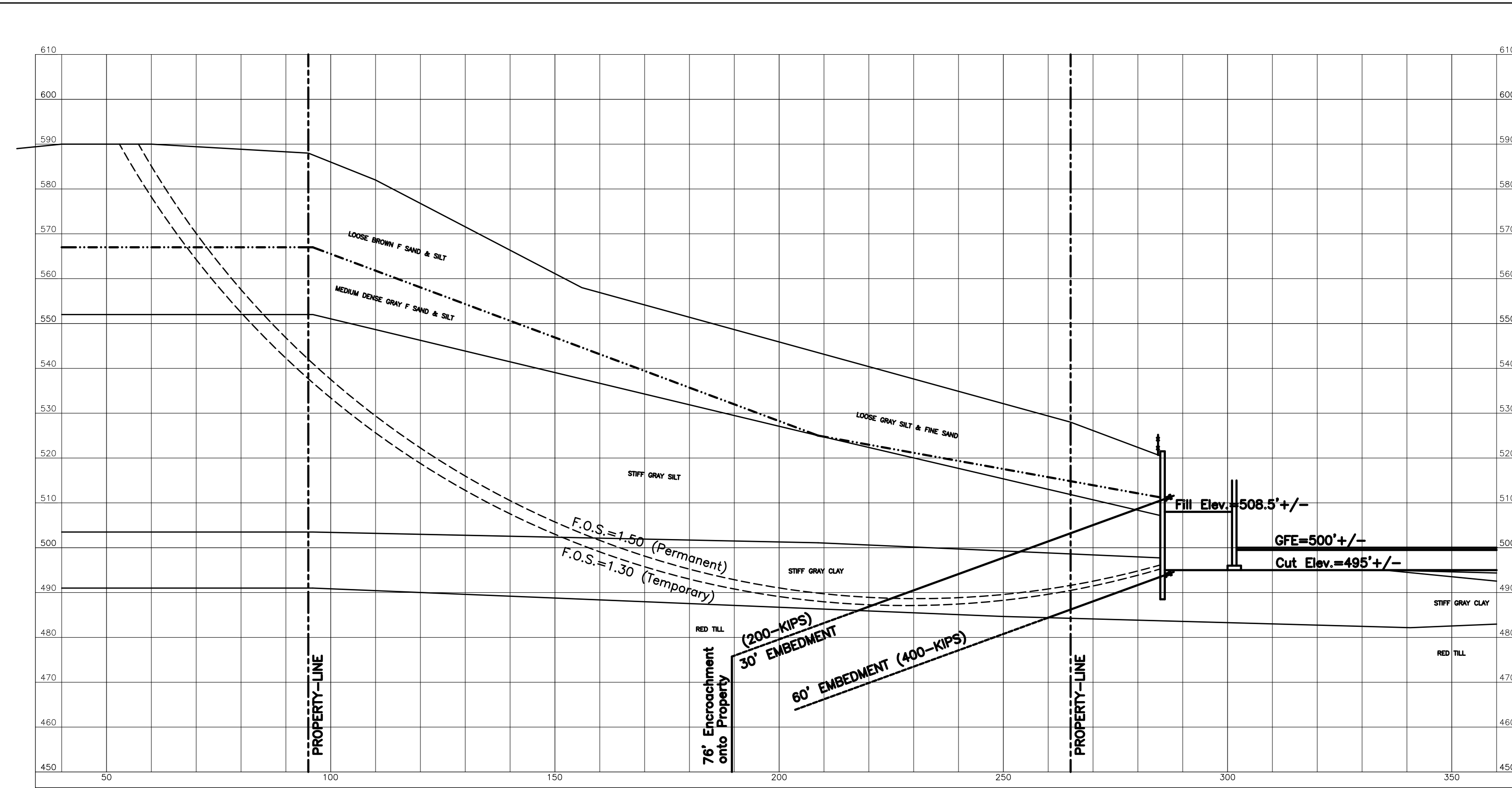


0	12/30/19	Final Design
NW Elev. (West Wall)		
EXCAVATION SHEETING		
110 RIVERSIDE AVE.		
HOUSING		
BURLINGTON, VT		
KNEE KNIGHT CONSULTING ENGINEERS, INC.		
183 COMMERCE STREET, WILLISTON, VT., 05495 - TEL. 879-6343		
DWG. NO.	SH3	
PROJ. NO.	19239	
DATE:	09/06/20	
SCALE:	NOTED	



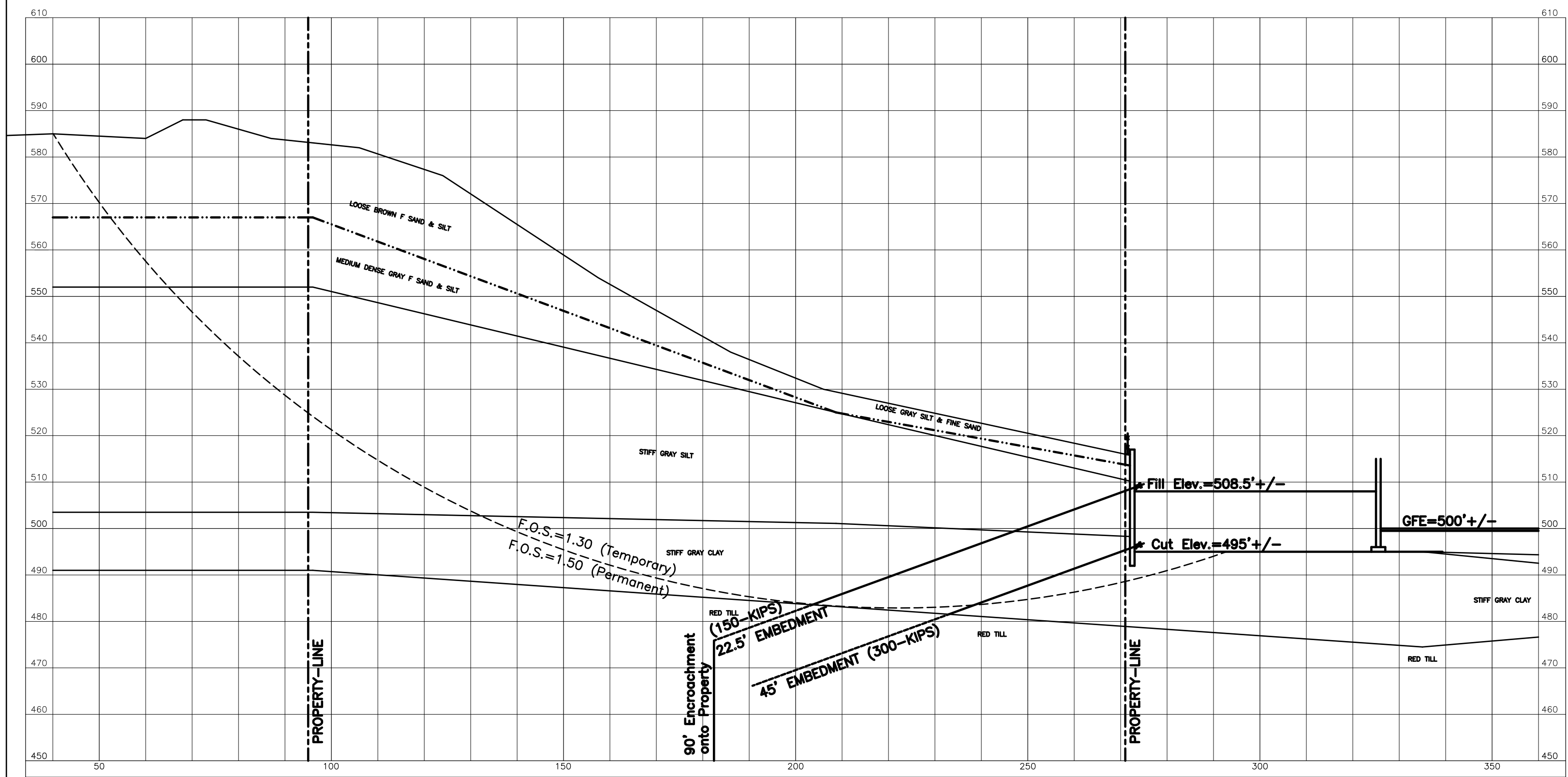
SECTION C (515' Uphill & 508' Downhill)

SCALE: 1" = 20' HOR.
1" = 20' VERT.



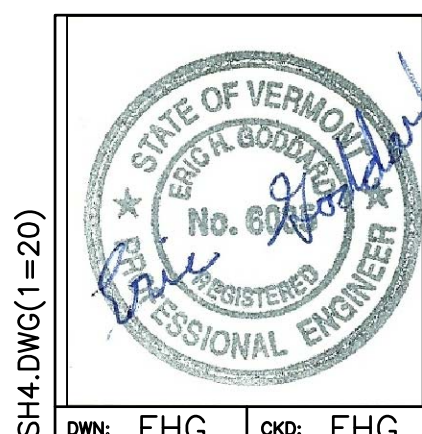
SECTION C WEST (520.5' Uphill & 508.5' Downhill)

SCALE: 1" = 20' HOR.
1" = 20' VERT.

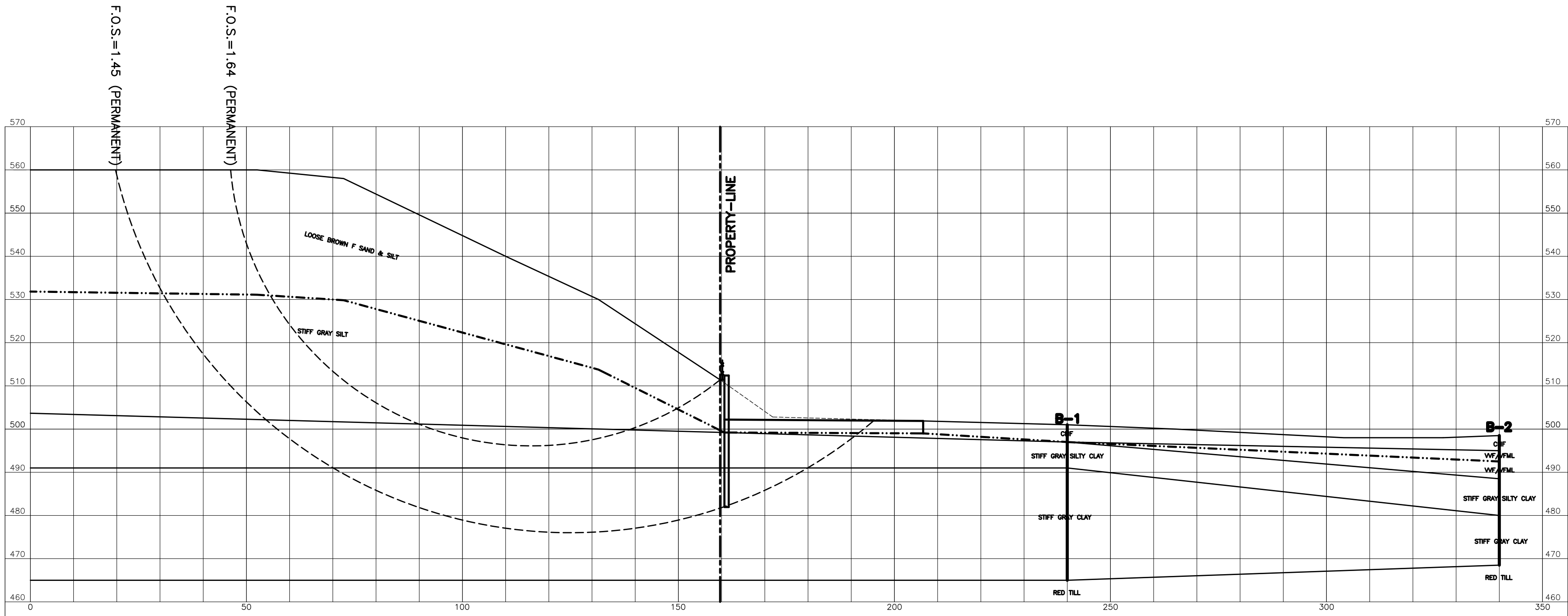


SECTION C EAST (516' Uphill & 508.5' Downhill)

SCALE: 1" = 20' HOR.
1" = 20' VERT.

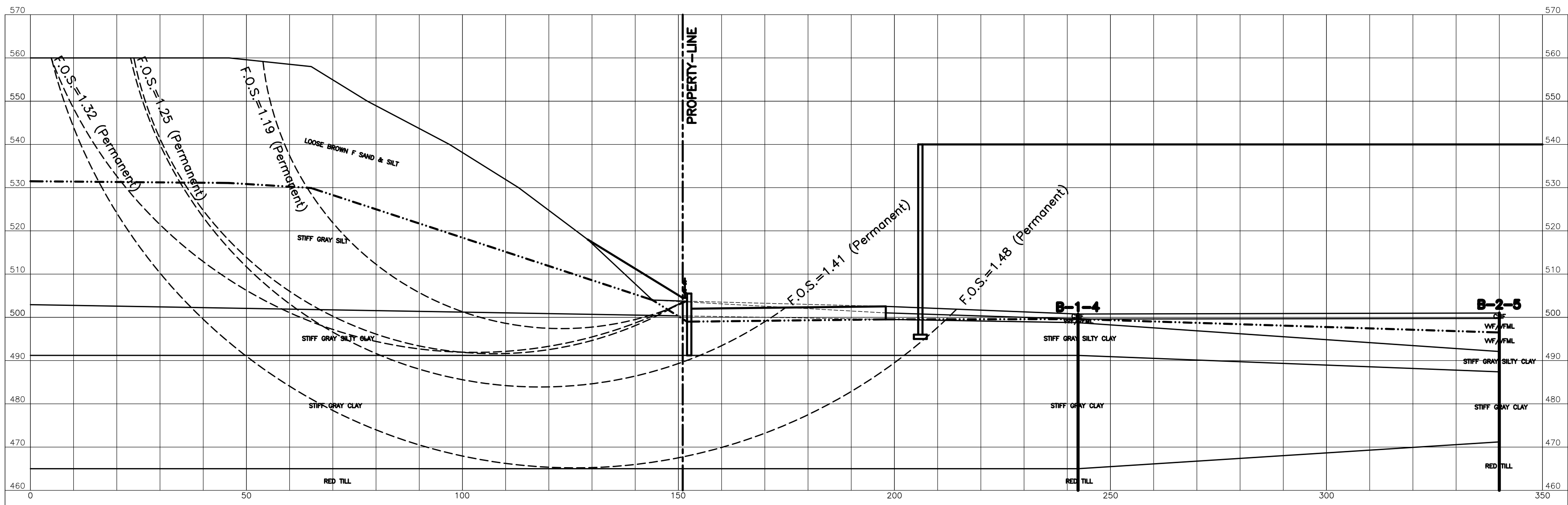


0	12/30/19	Final Design
Sections		
EXCAVATION SHEETING		
110 RIVERSIDE AVE.		
HOUSING		
BURLINGTON, VT		
KNIGHT CONSULTING ENGINEERS, INC.		
183 COMMERCE STREET, WILLISTON, VT., 05495 - TEL. 879-6343		
DWG. NO.	SH4	PROJ. NO.
19239	DATE: 09/06/	SCALE: NOTED



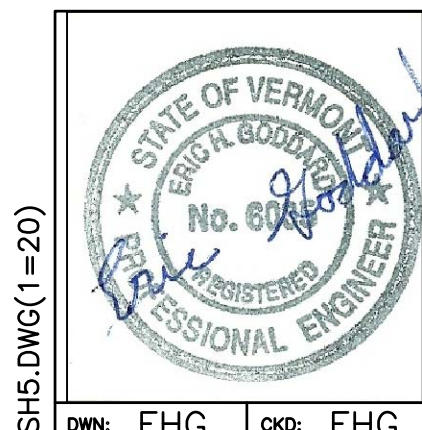
SLOPE SECTION D (PERMANENT)

SCALE: 1" = 10' HOR.
1" = 10' VERT.

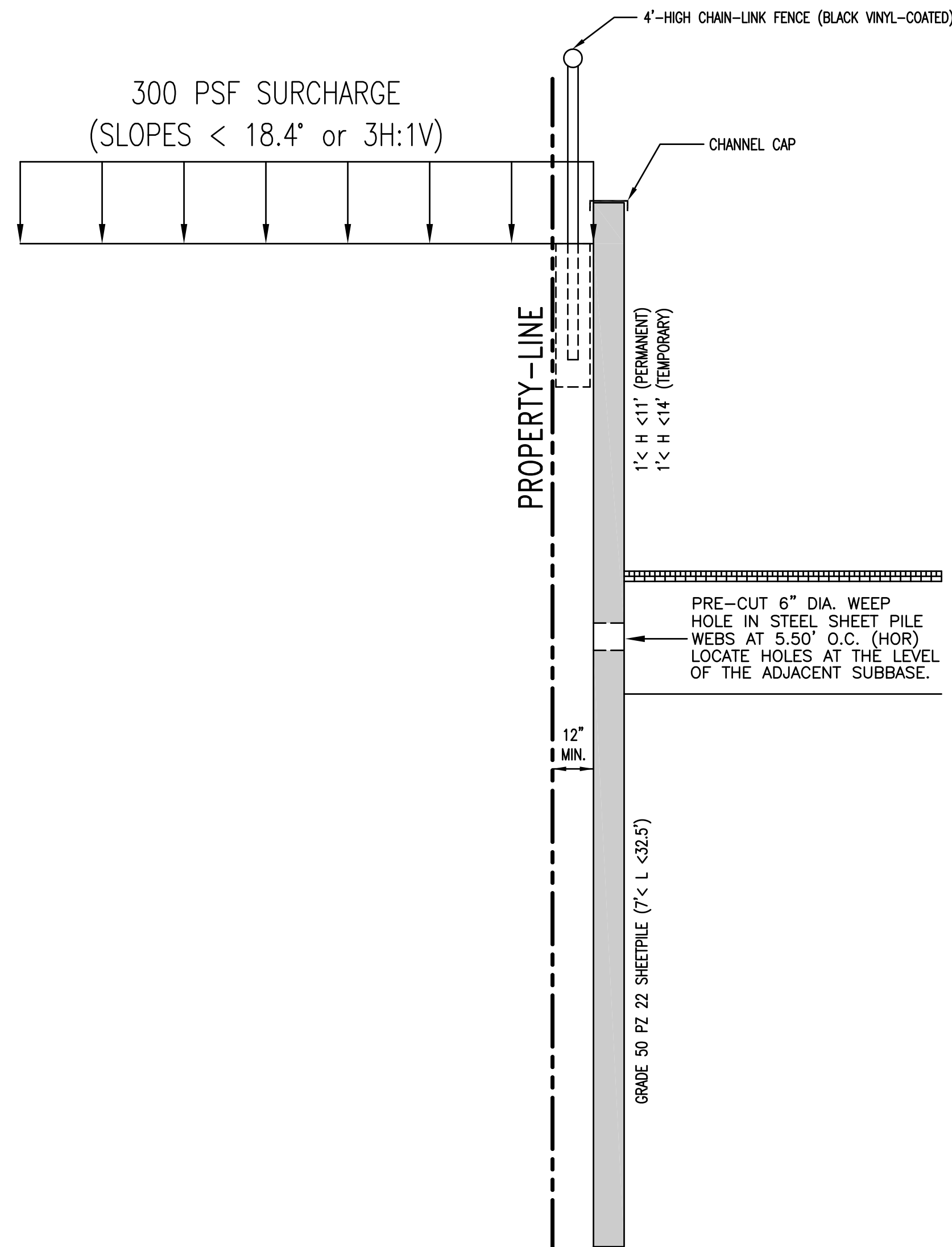


SLOPE SECTION E (PERMANENT)

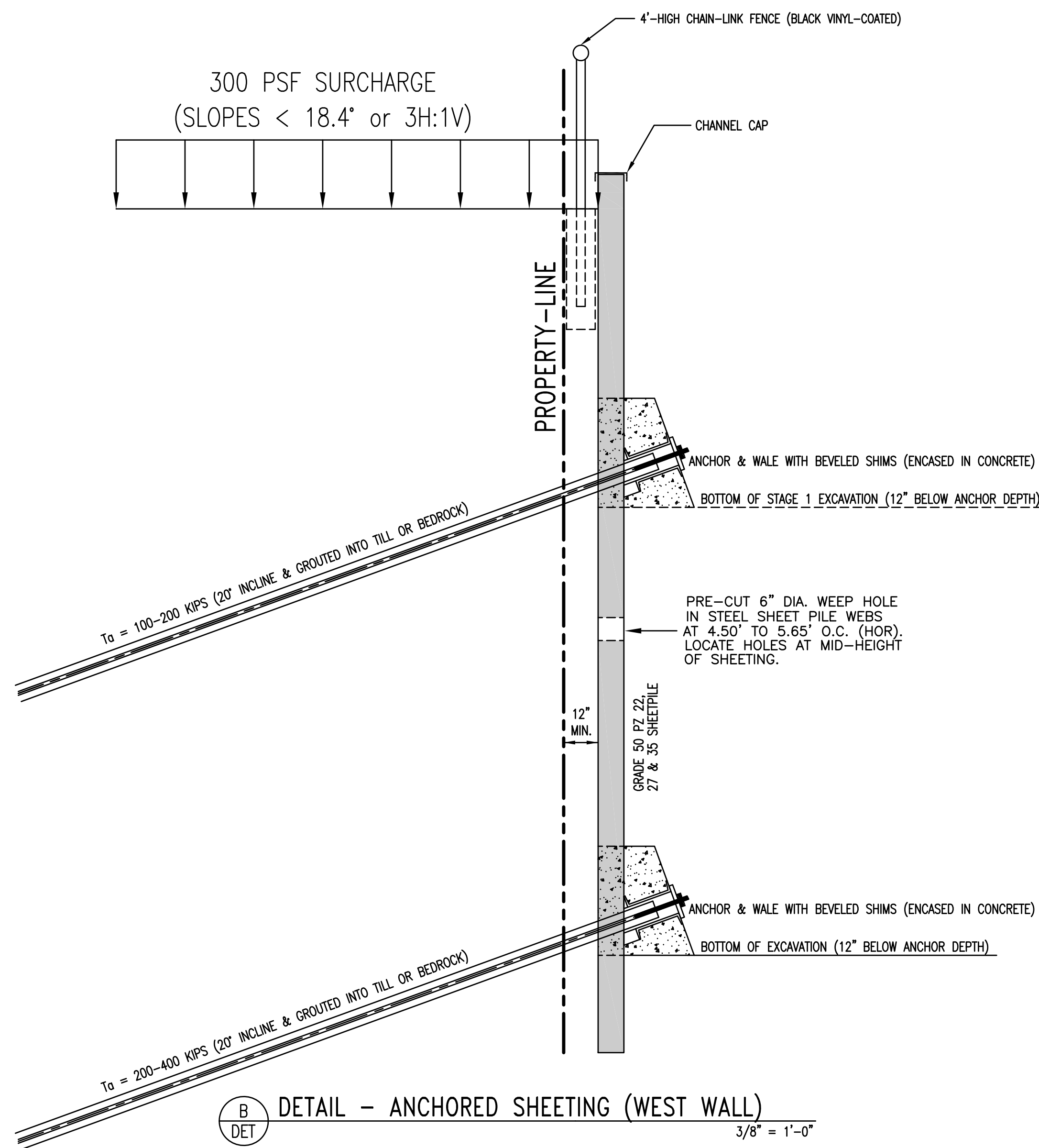
SCALE: 1" = 10' HOR.
1" = 10' VERT.



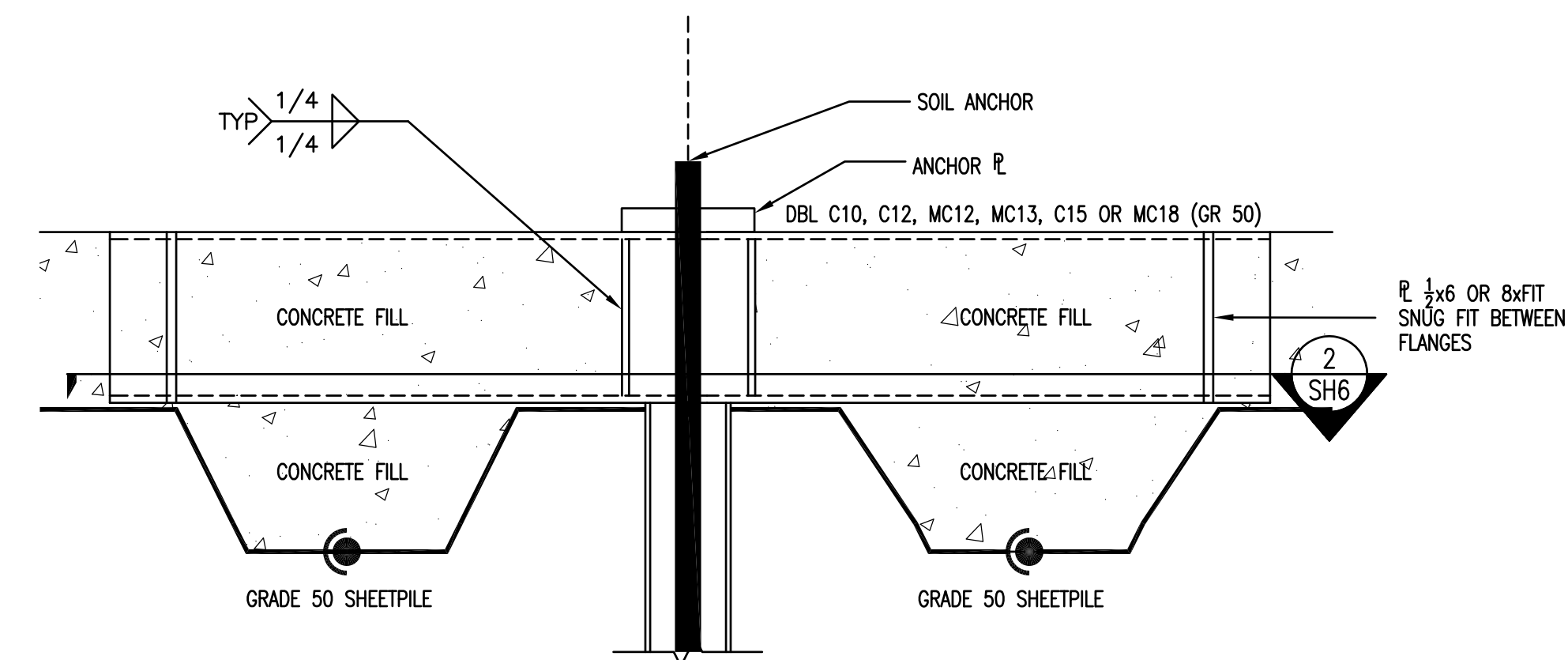
0	12/30/19	Final Design
Sections		
EXCAVATION SHEETING		
110 RIVERSIDE AVE.		
HOUSING		
BURLINGTON, VT		
KCE KNIGHT CONSULTING ENGINEERS, INC.		
183 COMMERCE STREET, WILLISTON, VT., 05495 - TEL. 879-6343		
DWG. NO.	19239	DATE: 09/06/20
PROJ. NO.	19239	SCALE: NOTED



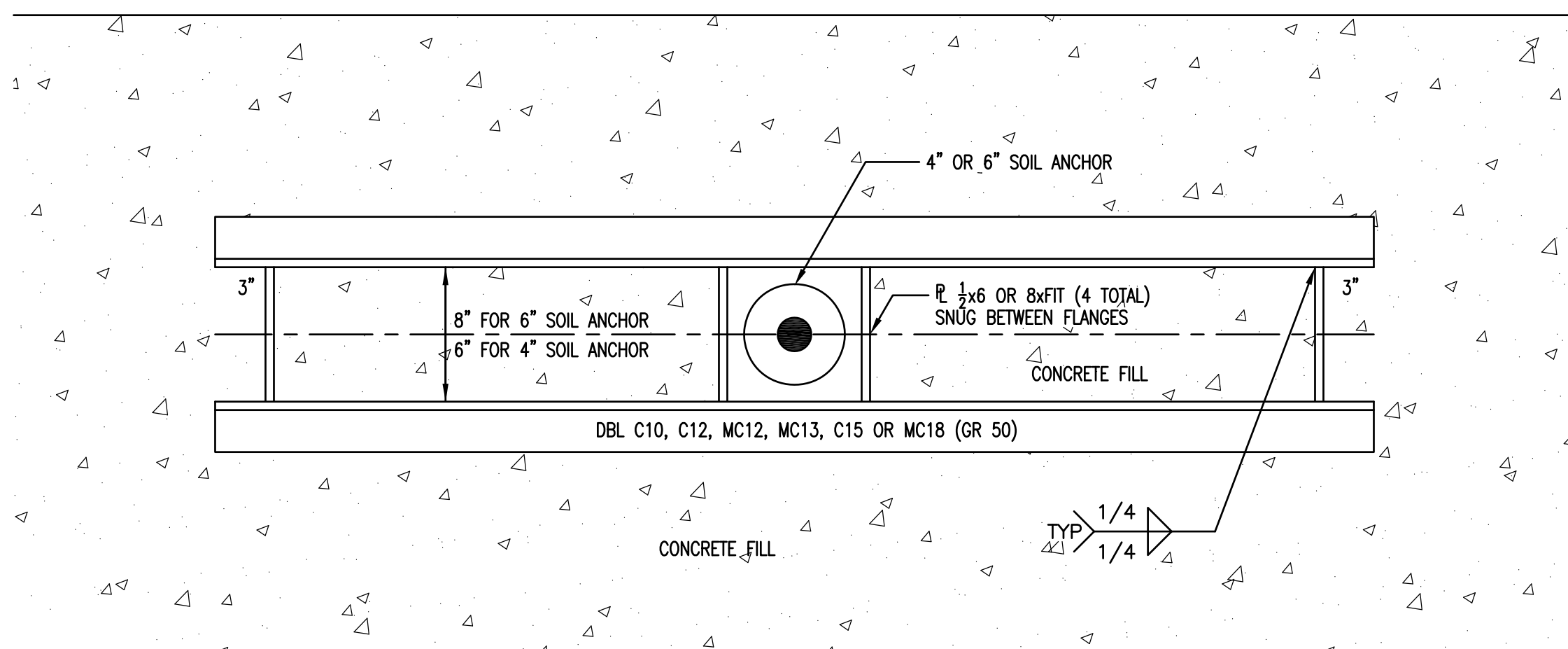
DETAIL - CANTILEVERED SHEETING (EAST WALL)
3/8" = 1'-0"



DETAIL - ANCHORED SHEETING (WEST WALL)
3/8" = 1'-0"



DETAIL - ANCHOR CONNECTION
1-1/2" = 1'-0"



SECTION - SOIL ANCHOR WALES
1-1/2" = 1'-0"

TECHNICAL SPECIFICATIONS - 110 Riverside Avenue Apartments Permanent Sheetpiling

- 1A. SPECIAL CONDITIONS
 - A. GENERAL:
 - 1) OBTAIN ALL REQUIRED PERMITS BEFORE COMMENCING WORK.
 - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL DIMENSIONS AND ELEVATIONS.
 - 3) CONTACT OWNER FOR TIME AND METHODS OF OPERATION AND MOVEMENT OF LOADS OR MATERIALS THROUGH OR OVER THE SITE.
 - 4) BARRICADES SHALL BE PLACED AROUND ALL OPEN EXCAVATIONS TO PROTECT PEDESTRIANS OR VEHICULAR TRAFFIC ADJACENT TO THE WORK AREA.
 - 5) FOR WORK NOT RELATED TO THE RETAINING WALL AND 4'-HIGH BARRIER FENCE, SEE OTHER DRAWINGS.
 - 6) ALL TECHNICAL QUESTIONS SHALL BE DIRECTED TO KNIGHT CONSULTING ENGINEERS, AT (802) 879-6343x2.
 - B. SCOPE OF WORK: THE WORK OF THIS CONTRACT INCLUDES PROVIDING AND INSTALLING THE FOLLOWING, BUT MAY NOT BE LIMITED TO:
 - 1) INSTALLATION OF NEW STEEL SHEETING.
 - 2) TEMPORARY PROTECTION OF EXISTING STRUCTURES AND UTILITIES.
 - 3) EXCAVATION & INSTALLATION OF SOIL ANCHORS & WALES.
 - 4) INSTALLATION OF 4'-HIGH CHAIN-LINK BARRIER FENCE.
- 2A. EARTHWORK/RELATED ITEMS:
 - A. MATERIALS: (REFER TO CIVIL DRAWINGS & SPECIFICATIONS)
 - B. EXCAVATION:
 - 1) CARE SHALL BE TAKEN WHEN EXCAVATING DOWNHILL OF THE SHEETING SO AS NOT TO DISTURB THE EXISTING SOILS THAT ARE TO REMAIN AS THIS MAY CAUSE PERMANENT LOSS OF SOIL STRENGTH.
 - 2) EXCAVATION OF MATERIAL SHALL BE DONE BY HAND AT ANY EXISTING FOOTINGS AND UTILITIES. EXISTING FOOTINGS AND FOUNDATIONS SHALL BE PROTECTED AGAINST UNDERMINING AND DAMAGE. EXCAVATE TO THE ELEVATIONS INDICATED.
 - 3) DIVERSION DITCHES, DIKES, OR OTHER SUITABLE MEANS WILL BE USED TO PREVENT SURFACE WATER FROM ENTERING AN EXCAVATION AND TO PROVIDE ADEQUATE DRAINAGE OF THE AREA ADJACENT TO THE EXCAVATION. WATER WILL NOT BE ALLOWED TO ACCUMULATE IN AN EXCAVATION.
 - 4) EXCAVATIONS DEEPER THAN FIVE (5') WILL BE SAFELY SHORED OR LAID BACK TO A 1.5:1 SLOPE ABOVE THE TRENCH BOTTOM. WHEN A PERSON IS IN THE TRENCH, A LADDER OR OTHER SUITABLE MEANS OF EXIT MUST BE PROVIDED.
 - 5) CONTACT OWNER FOR DISPOSITION OF ANY UNDERGROUND UTILITIES NOT SHOWN ON DRAWINGS.
 - 6) THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITIES FROM DAMAGE AND EXCESSIVE SETTLEMENT DURING EXCAVATION, BACKFILLING, COMPACTION, AND DEWATERING ACTIVITIES. THE CONTRACTOR SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. IF THE CONTRACTOR ELECTS TO USE BRACED EXCAVATIONS HE SHALL SUBMIT SHEETING, SHORING, AND BRACING PLANS AND CALCULATIONS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO COMMENCING BRACING OPERATIONS. THE PLANS AND CALCULATIONS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF VERMONT.
 - 7) THE CONTRACTOR SHALL PROPERLY BARRICADE OPEN EXCAVATIONS TO INSURE SAFETY FOR PEDESTRIAN AND VEHICULAR TRAFFIC NEARBY.
- 2D. CHAIN LINK FENCE:
 - A. MATERIALS:
 - 1) GALVANIZED & VINYL COATED FENCE - CHAIN LINK FENCE SHALL BE 4'-HIGH AND CONFORM TO THE REQUIREMENTS OF ASTM A-116 (LATEST EDITION). FABRIC SHALL BE HOT-DIPPED GALVANIZED STEEL #9 GAUGE (BLACK VINYL COATING) WITH A UNIFORM SQUARE MESH MEASURING APPROXIMATELY TWO INCHES BETWEEN ITS PARALLEL SIDES. FABRIC SHALL BE FASTENED TO TOP, BOTTOM, AND ALL LATERAL SUPPORTS AT 2' O.C. BY MEANS OF #6 GAUGE ZINC COATED WIRE CLIPS. POSTS, RAILS, AND BRACES SHALL BE ZINC-COATED STEEL WITH A BLACK VINYL COATING. POSTS SHALL BE BRACED AS REQUIRED TO ADEQUATELY RETAIN FENCE ENDS AND CORNERS.
 - B. INSTALLATION:
 - 1) REFER TO CONTRACT DRAWINGS FOR ALL DIMENSIONAL REQUIREMENTS.
- 3A. CONCRETE, REINFORCING & EMBEDDED ITEMS:
 - A. FOR GENERAL REQUIREMENTS, REFER TO ACI 318 & 350.
 - B. MATERIAL/QUALITY (EXTERIOR STRUCTURAL CONCRETE):
 - 1) MINIMUM COMPRESSIVE STRENGTH: 3000 PSI @ 28 DAYS.
 - 2) TRANSIT MIX MUST CONFORM TO ASTM C94: MIN. CEMENT 5 1/2 BAGS/C.Y.
 - 3) WATER/CEMENT RATIO: 0.50 (MAX.)
 - 4) AIR ENTRAINMENT: 5-7% BY VOLUME.
 - 5) SUMP: 2-4 INCHES
 - 6) CEMENT: TYPE I OR II, GRAY.
 - 7) REINFORCING STEEL - ASTM A615 GRADE 60; DEFORMATION PER ASTM A305.
 - 8) NO CHLORIDE OR OTHER UNAUTHORIZED ADMIXTURES SHALL BE USED.
 - 9) FIELD TESTING PER ACI.
- 5A. STRUCTURAL STEEL (WALES & ANCHORAGE HARDWARE):
 - A. FOR GENERAL REQUIREMENTS, REFER TO AISC, 9TH EDITION.
 - B. MATERIAL - STRUCTURAL TUBES SHALL BE A500, GRADE B. STEEL PIPE SHALL BE A53, TYPE E, GRADE B. STEEL BEAMS, H-PILES & CHANNELS SHALL BE A572, GRADE 50. ALL OTHER STRUCTURAL STEEL SHALL BE A36.
 - C. FABRICATION - SHALL BE IN ACCORDANCE WITH THE AISC SPECIFICATION, 9TH EDITION.
 - D. SHOP DRAWINGS - SUBMIT 4 COPIES OF STRUCTURAL STEEL DRAWINGS FOR APPROVAL BEFORE FABRICATION OF STEEL.
 - E. WELDING SHALL BE DONE IN ACCORDANCE WITH AWS SPECIFICATIONS BY PREQUALIFIED WELDERS (AWS CERTIFIED) ONLY. USE E70XX ELECTRODES UNLESS OTHERWISE NOTED.
 - F. SHOP PAINT OR FINISH: COMMERCIAL BLAST CLEAN PER SSPC-SP6. APPLY ONE COAT OF TNEDEC 37-77 CHEMPRIME OR APPROVED EQUAL. PAINT SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 5B. HOT-ROLLED STEEL SHEETING:
 - A. ALTERNATE SHEETING SECTIONS WILL BE EVALUATED ON A CASE-BY-CASE BASIS. DESIGN ELASTIC SECTION MODULUS SHALL BE REDUCED BY DEDUCTING 0.0625" THICKNESS LOSS ON EACH FACE (0.125" TOTAL) DUE TO CORROSION LOSS.
 - B. MATERIAL - THE SHEETING ON THE DRAWINGS REFLECTS ASTM A-572 (GRADE 50) HOT-ROLLED PZ SHEETING.
 - C. SHOP PAINT OR FINISH: COMMERCIAL BLAST CLEAN PER SSPC-SP6. APPLY ONE COAT OF TNEDEC 37-77 CHEMPRIME OR APPROVED EQUAL. PAINT SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 9C. PAINTS AND FINISHES:
 - A. REFER TO THE MANUFACTURER'S APPLICATION REQUIREMENTS.
 - B. MATERIALS:
 - 1) ABOVE-GROUND SHEETING, WALES & ANCHORAGE HARDWARE (ALL SHOP PRIMED):
 - a) 2 COATS TNEDEC 66 EPOXYLINE, (4-6 MILS D.F.T. EACH)
 - b) USE A FLAT RUSTY BROWN COLOR AS SELECTED BY THE OWNER.
 - C. SUBMIT TO THE OWNER COLOR SAMPLES FOR ALL FINISHES (WHERE APPLICABLE) FOR SELECTION AND/OR APPROVAL, EVEN WHERE COLORS HAVE BEEN SPECIFIED.
 - D. APPLY ALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, TO CLEANED AND PROPERLY PREPARED SURFACES. TAKE ALL RECOMMENDED PRECAUTIONS RELATING TO VENTILATION, FIRE AND TEMPERATURE, SAFETY CLOTHING, MIXING RESTRICTIONS, ETCETERA. REMOVE ANY SPILLED FINISHES FROM SURFACES FOR WHICH THEY WERE NOT INTENDED.
- 31A. SOIL ANCHORS:
 - A. DESIGN:
 - 1) DOUBLE-CORROSION PROTECTION (50-YEAR MINIMUM DESIGN LIFE).
 - 2) DESIGN ULTIMATE BOND STRENGTH SHALL BE 200% OF THE DESIGN ANCHOR LOAD.
 - 3) MULTI-STRAND GROUTED SOIL ANCHOR WITH BOTH UNBONDED & BONDED ZONES.
 - B. TESTING:
 - 1) PROOF TEST TO 133% OF THE ANCHOR DESIGN LOAD.
 - 2) PRE-TENSION TO 75% OF THE DESIGN ANCHOR LOAD AND LOCK-OFF.

EASEMENT FOR SUPPORT

KNOW ALL PERSONS BY THESE PRESENTS that I, Nathaniel M. Hayward, of the Town of South Hero, County of Grand Isle, and State of Vermont, GRANTOR, in consideration of Ten and More Dollars paid to my full satisfaction by Sisters and Brothers Investment Group, LLP, of the City of Burlington, County of Chittenden and State of Vermont, GRANTEE, by these presents, do freely GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said Sisters and Brothers Investment Group, LLP, and its successors and assigns forever, the perpetual use and easement for support on and under certain lands located at 380 Colchester Avenue, in the City of Burlington, County of Chittenden and State of Vermont, for the purpose of providing support to a retaining wall to be constructed by the Grantee at 110 Riverside Avenue, in the City of Burlington and State of Vermont, and more particularly described herein:

Being a perpetual easement for support for the purposes of maintaining a certain retaining wall to be located on property owned by the Grantee herein by virtue of a certain Warranty Deed from _____ to Sisters and Brothers Investment Group dated _____ and recorded at Volume ____, Page ____ of the Land Records of the City of Burlington; specifically, for the installation, use, and maintenance of certain underground fixtures to be installed by Grantee for the purpose of securing Grantee's retaining wall, all as shown on a plan entitled "Exhibit A, Permanent and Temporary Construction Easements, Sisters & Brothers Investment Group, 110 Riverside Avenue, Burlington, Vermont" and prepared by Trudell Consulting Engineers, dated _____, and shown and designated on said Exhibit A as "proposed permanent easement area subsurface for soil anchors."

Said easement for support is located on a portion of all and the same lands and premises conveyed to the Grantor herein, Nathaniel M. Hayward, by Warranty Deed of Ghislaine I. Leveillee, dated March 7, 2014, and recorded at Volume 1244, Pages 201-203 of the Land Records of the City of Burlington.

Said easement shall be used by the Grantee, its successors and assigns, for underground support of the aforementioned retaining wall only, and after construction by the Grantee, and no other use of said easement is hereby authorized or permitted.

Grantee, its successors and assigns, shall have the right to construct, reconstruct, repair, maintain, and replace said supports and soil anchors at its sole cost and expense.

Grantee further agrees, for itself and its successors and assigns, that any ground lying either inside or outside the area of the easement and within the easement itself which shall be disturbed by the installation, replacement, maintenance or repair of said subsurface structures shall be restored to its previous condition at Grantee's own cost and within a reasonable time of any disturbance, not to exceed thirty days therefrom.

Reference is hereby made to the above-mentioned plan and deed and the records thereof, and the references therein made all in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, Sisters and Brothers Investment Group, LLP, and its successors and assigns forever, to its own use and behoof forever; And I the said GRANTOR, Nathaniel M. Hayward, my heirs, executors, administrators, successors, and assigns, do covenant with the said GRANTEE, Sisters and Brothers Investment Group, LLP, and its successors and assigns forever, the GRANTOR is lawfully seized in fee simple of the aforesaid lands, that said lands are free from all encumbrances, except any easements, rights of way, covenants and restrictions of record, and that the GRANTOR has good right and title to sell and convey the rights aforesaid and shall WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this _____ day of February, 2020. GRANTOR

Nathaniel M. Hayward

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Burlington, Vermont, this ____ day of February, 2020, personally appeared Nathaniel M. Hayward and acknowledged this instrument, by him, sealed and subscribed, to be his free act and deed.

Before me, _____
Notary Public
My commission expires 1/31/2021
Name: _____

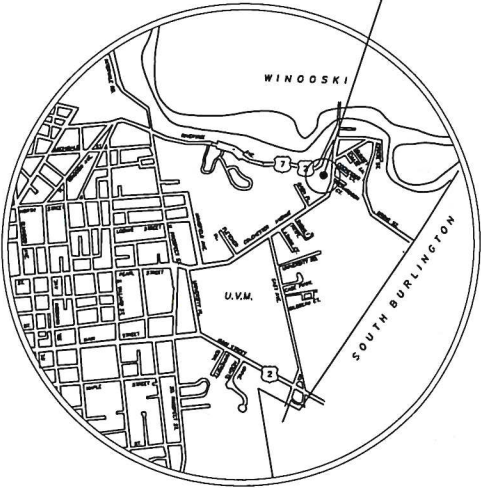
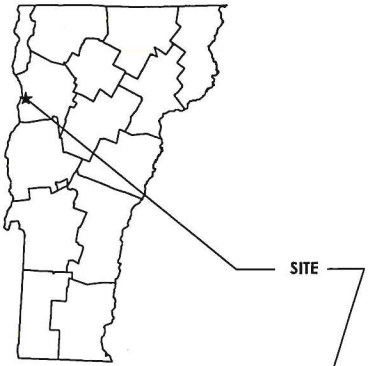
Commission Number: _____

SISTERS & BROTHERS INVESTMENT GROUP

110 RIVERSIDE AVE.
BURLINGTON, VERMONT

DRAWING INDEX

C1-01	STANDARD NOTES & LEGEND
C1-02	BOUNDARY PLAT
C1-03	EXISTING CONDITIONS
C2-01	SITE PLAN
C2-02	GRADING PLAN
C2-03	UTILITY PLAN
C4-01	WATERSHED DELINEATION PLAN
C5-01	DEMOLITION & EROSION CONTROL PLAN
L1-01	PLANTING PLAN
L1-02	PLANTING PLAN
L2-01	LIGHTING PLAN
C8-01	SITE DETAILS
C8-02	STORM DETAILS
C8-03	WATER DETAILS
C8-04	SEWER DETAILS



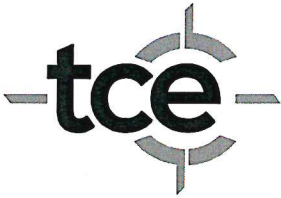
Applicant/Owner:
SISTERS & BROTHERS INVESTMENT GROUP
75 S. WINOOSKI AVE.
BURLINGTON, VERMONT 05401

Civil Engineer:
TRUDELL CONSULTING ENGINEERS (TCE)
ATTN. JEREMY MATOSKY, PE, CPESC
478 BLAIR PARK ROAD
WILLISTON, VT 05495
PHONE: (802)879-6331

Architect:
Steve Guild Design
One Steel Street
Burlington, VT 05401
802-363-1482

Structural:
Concepts in Structures, LLC
Roland VanDyk
139 Cozens Road
Huntington, VT 05462
802-540-3030

Geotechnical:
Knight Consulting Engineers
Eric Goddard
51 Knight Lane
Williston, VT 05495
802-879-6376



PLAN INTENT:
THESE PLANS ARE INTENDED FOR
PERMITTING PURPOSES.

USE AND INTERPRETATION OF THE DRAWINGS	
1. Unless otherwise noted, these drawings are intended for preliminary planning, coordination with other disciplines, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such.	
2. Only drawings specifically marked "For Construction" are intended to be used in conjunction with contract documents, specifications, owner/contractor agreements and to be fully coordinated with other disciplines, including but not limited to, the Architect, if applicable. These drawings shall not be used for construction layout. Contact TCE for any construction surveying services or to obtain electronic data available for construction layout.	
3. These drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.	
4. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings and have met with all applicable parties (architects) to ensure these plans are properly coordinated with other aspects of the Project. The Owner and Architect are responsible for any buildings shown, including an area measured line (S) line) around any building.	
5. It is the User's responsibility to ensure this copy contains the most current revision.	
BEFORE USING THESE PLANS ENSURE THAT YOU HAVE THE LATEST REVISION	
LAST REVISED:	11/6/19

TCE PROJECT NO: 10-083



1 NORTHWEST ELEVATION
N.T.S.



2 NORTH ELEVATION
N.T.S.

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3 NORTHEAST ELEVATION
N.T.S.



4 SOUTH ELEVATION
N.T.S.

NO.	DATE	REVISION

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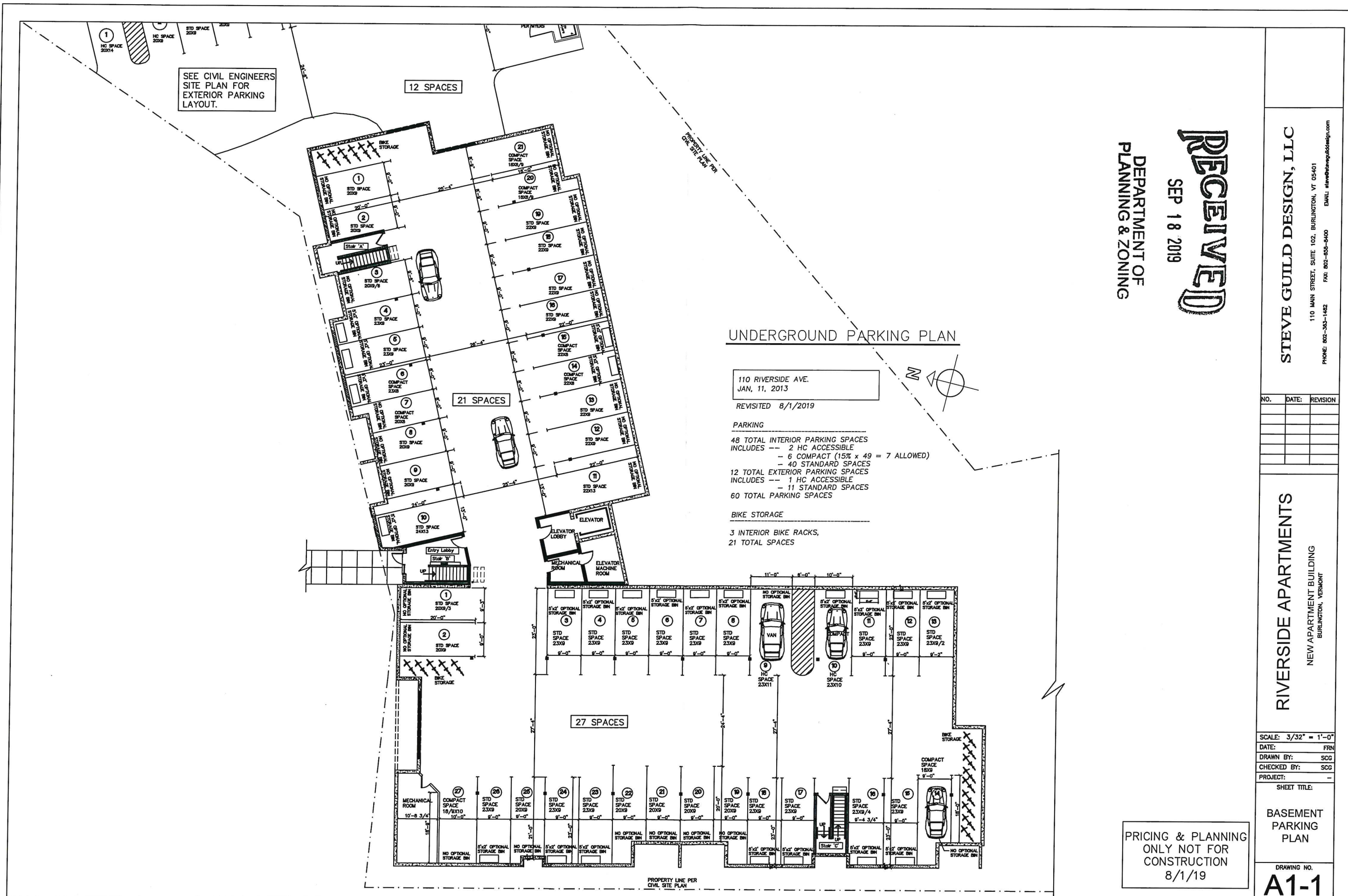
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77 College Street, Ste. 2A Burlington, VT 05401
(802) 497-0695 (802) 497-3110 G4designstudios.com

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
110 RIVERSIDE AVE., BURLINGTON

SCALE: NO SCALE
DATE: 5-31-19
DRAWN BY: SCG
CHECKED BY: SCG
PROJECT: xxxxxxxx
SHEET TITLE:

RENDERINGS

DRAWING NO.
XX



SEE CIVIL ENGINEERS
SITE PLAN FOR
EXTERIOR PARKING
LAYOUT.

12 SPACES

21 SPACES

27 SPACES

UNDERGROUND PARKING PLAN

110 RIVERSIDE AVE.
JAN, 11, 2013

REVISED 8/1/2019

PARKING

48 TOTAL INTERIOR PARKING SPACES
INCLUDES -- 2 HC ACCESSIBLE
-- 6 COMPACT (15' x 49' = 7 ALLOWED)
-- 40 STANDARD SPACES
12 TOTAL EXTERIOR PARKING SPACES
INCLUDES -- 1 HC ACCESSIBLE
-- 11 STANDARD SPACES
60 TOTAL PARKING SPACES

BIKE STORAGE

3 INTERIOR BIKE RACKS,
21 TOTAL SPACES

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8/1/19

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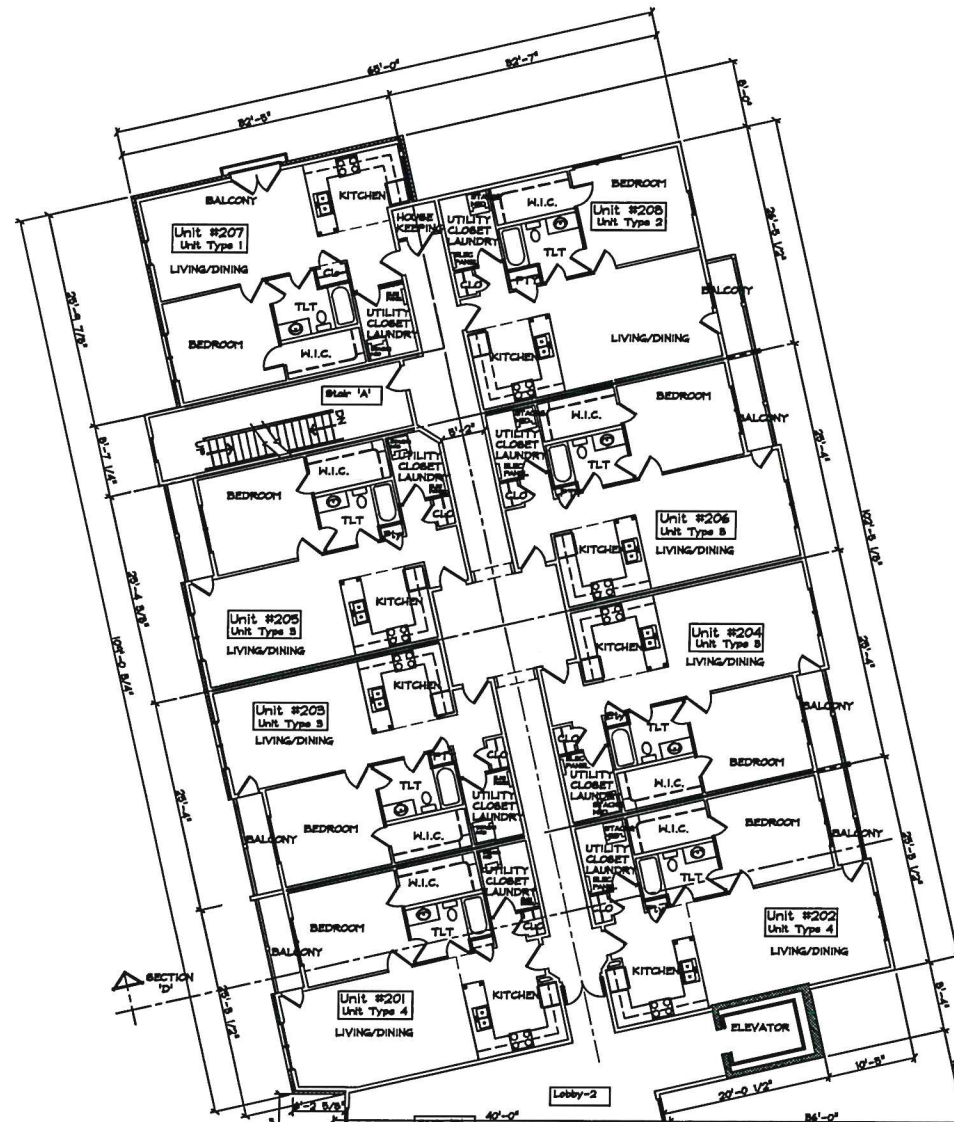
NO.	DATE:	REVISION

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

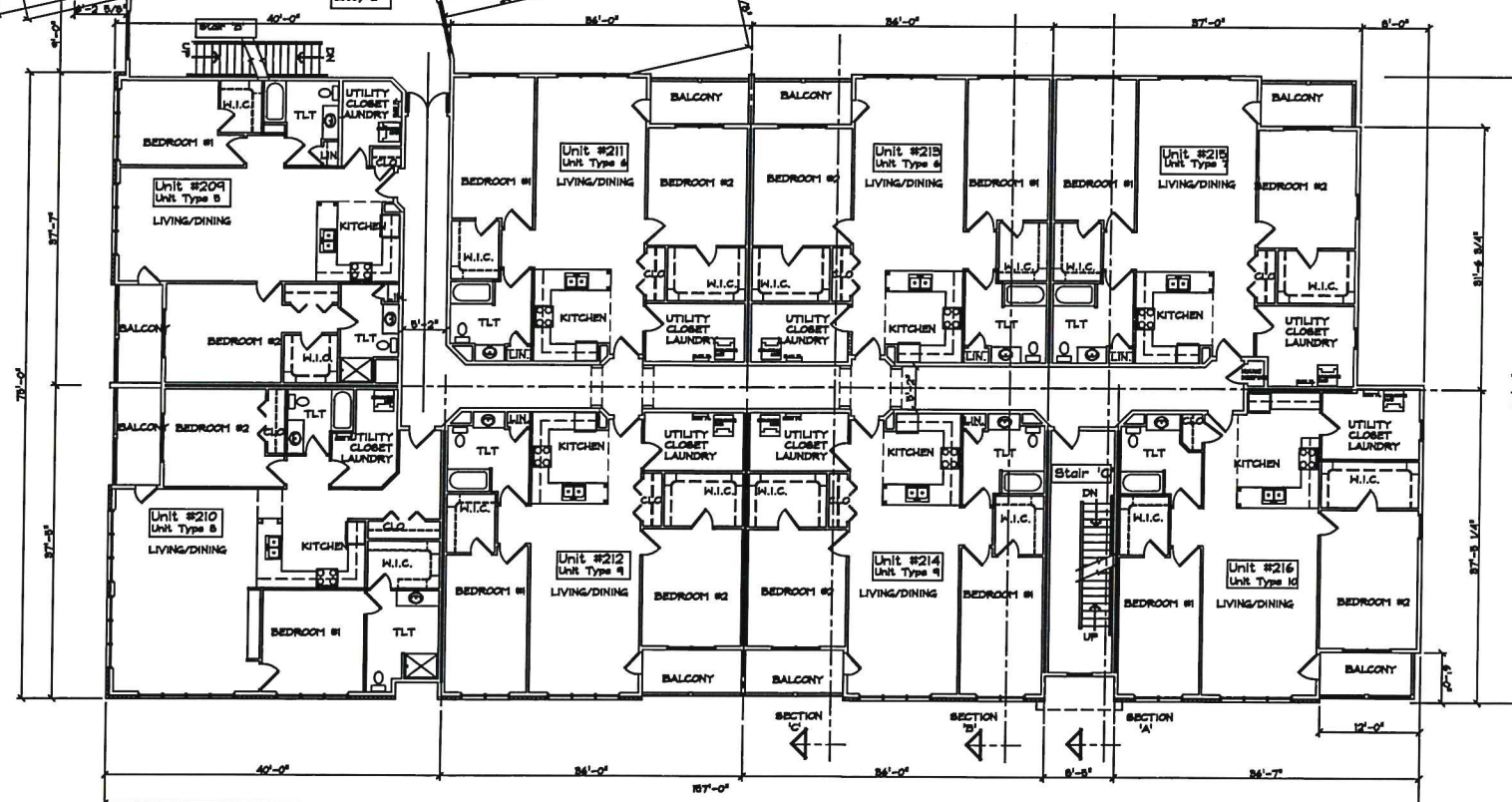
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DATE: FRN
DRAWN BY: SCG
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
BASEMENT
PARKING
PLAN

DRAWING NO.
A1-1



2 SECOND FLOOR PLAN 2
16 UNITS



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NO.	DATE	REVISION

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NEW APARTMENT BUILDING
BURLINGTON, VERMONT

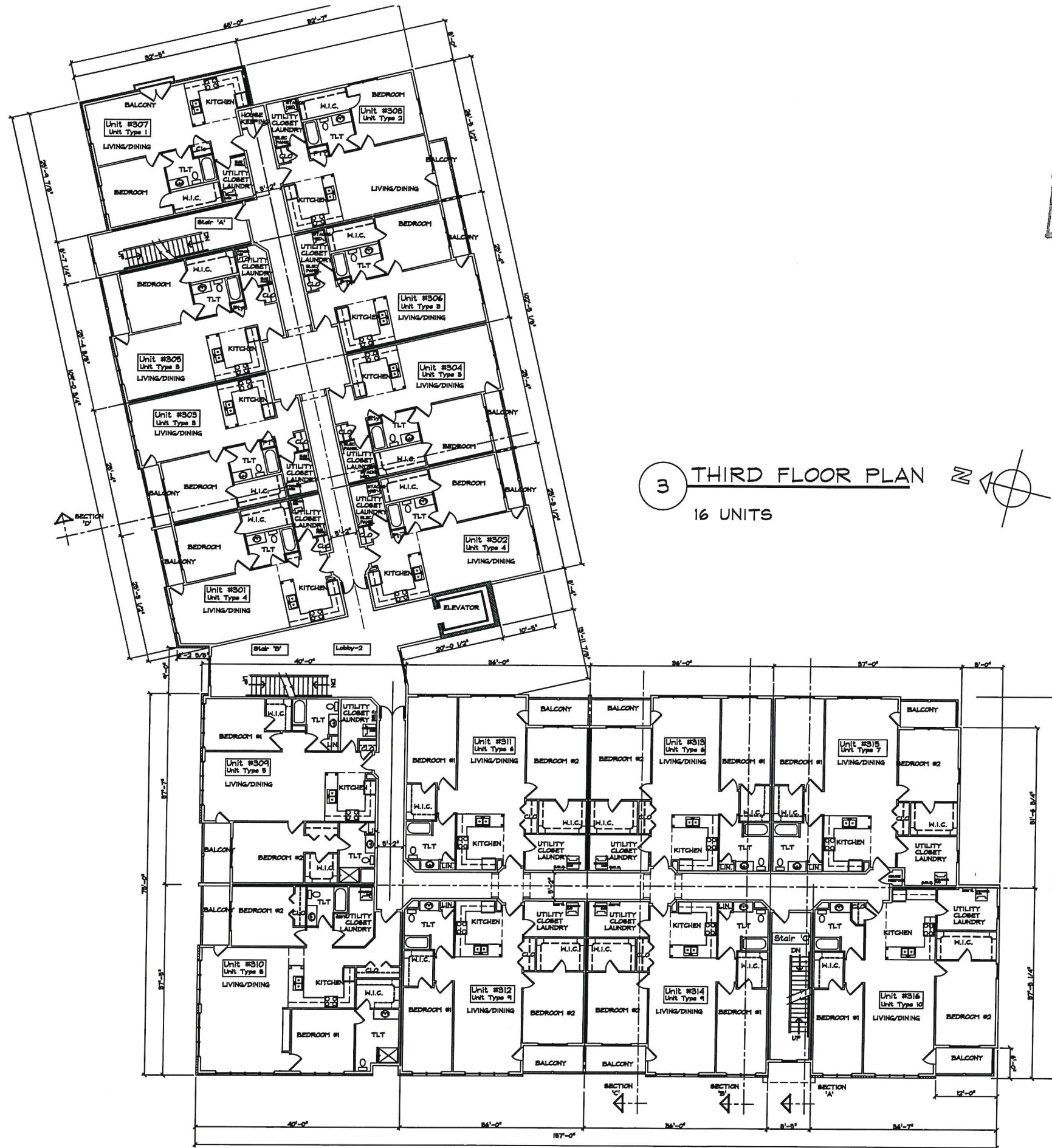
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DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
2ND FLOOR
PLAN

DRAWING NO.

A3

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3 THIRD FLOOR PLAN
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NO.	DATE:	REVISION

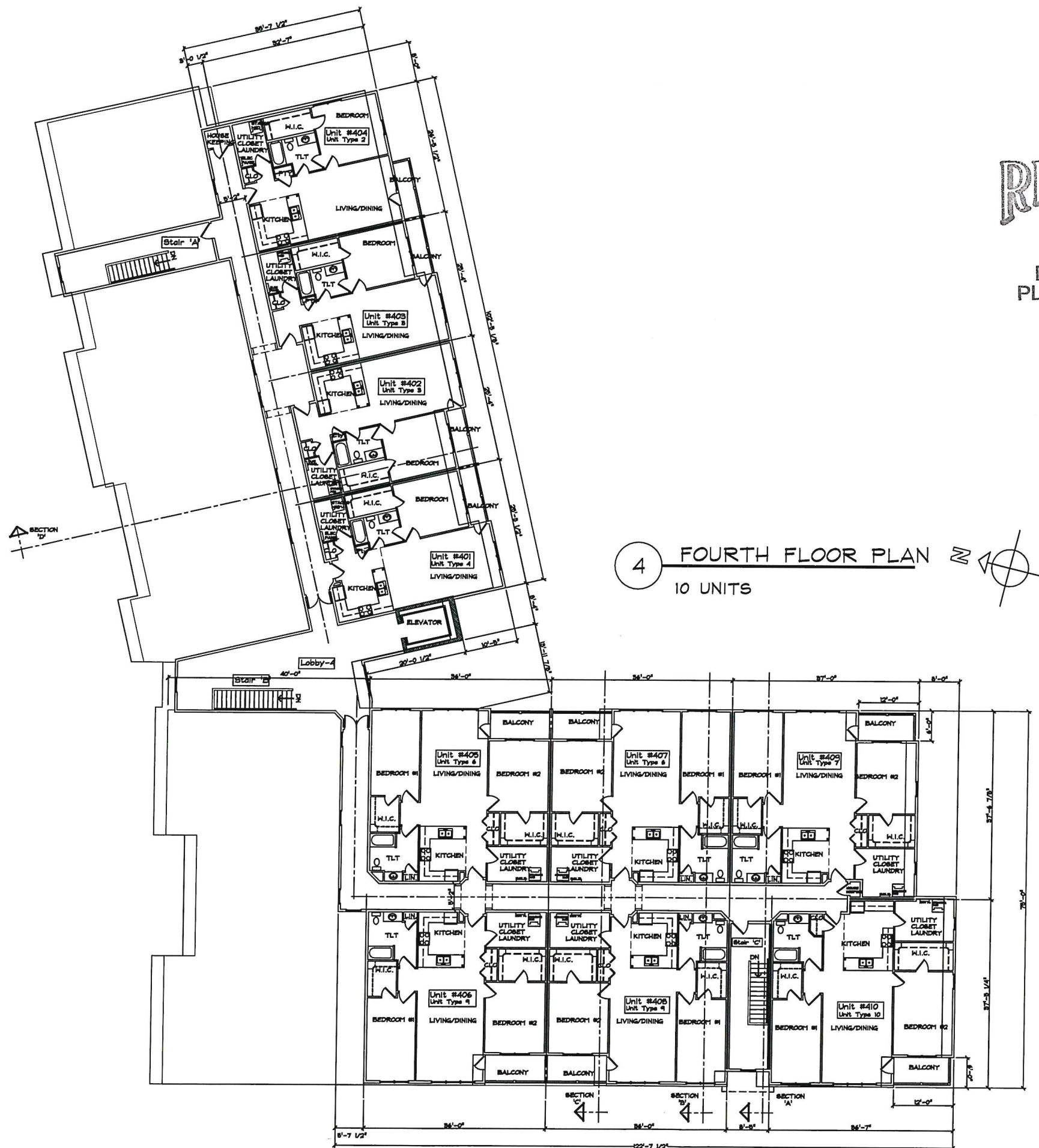
RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/32" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
3RD FLOOR PLAN

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A4

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4 FOURTH FLOOR PLAN
10 UNITS

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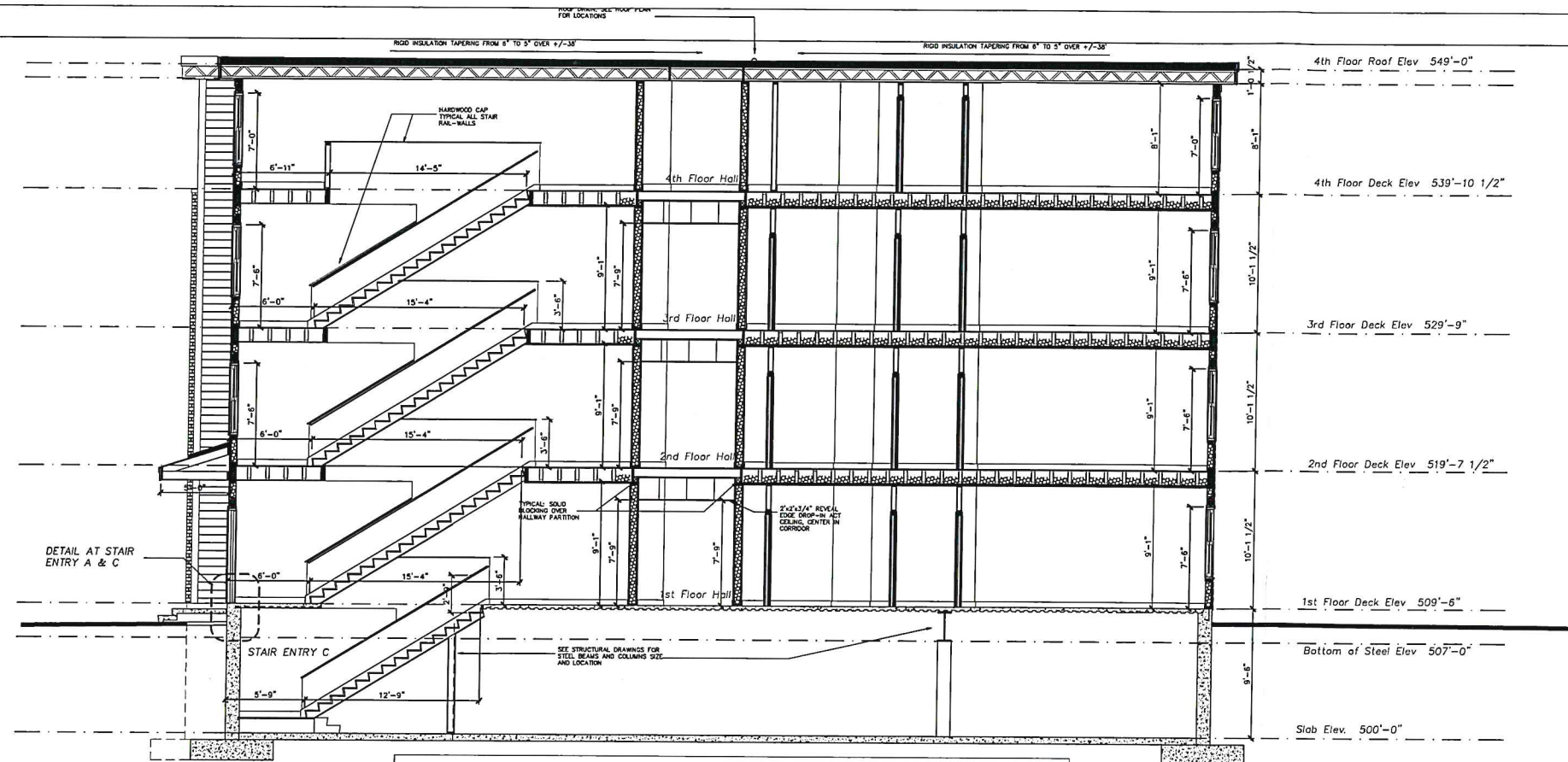
NO.	DATE	REVISION

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

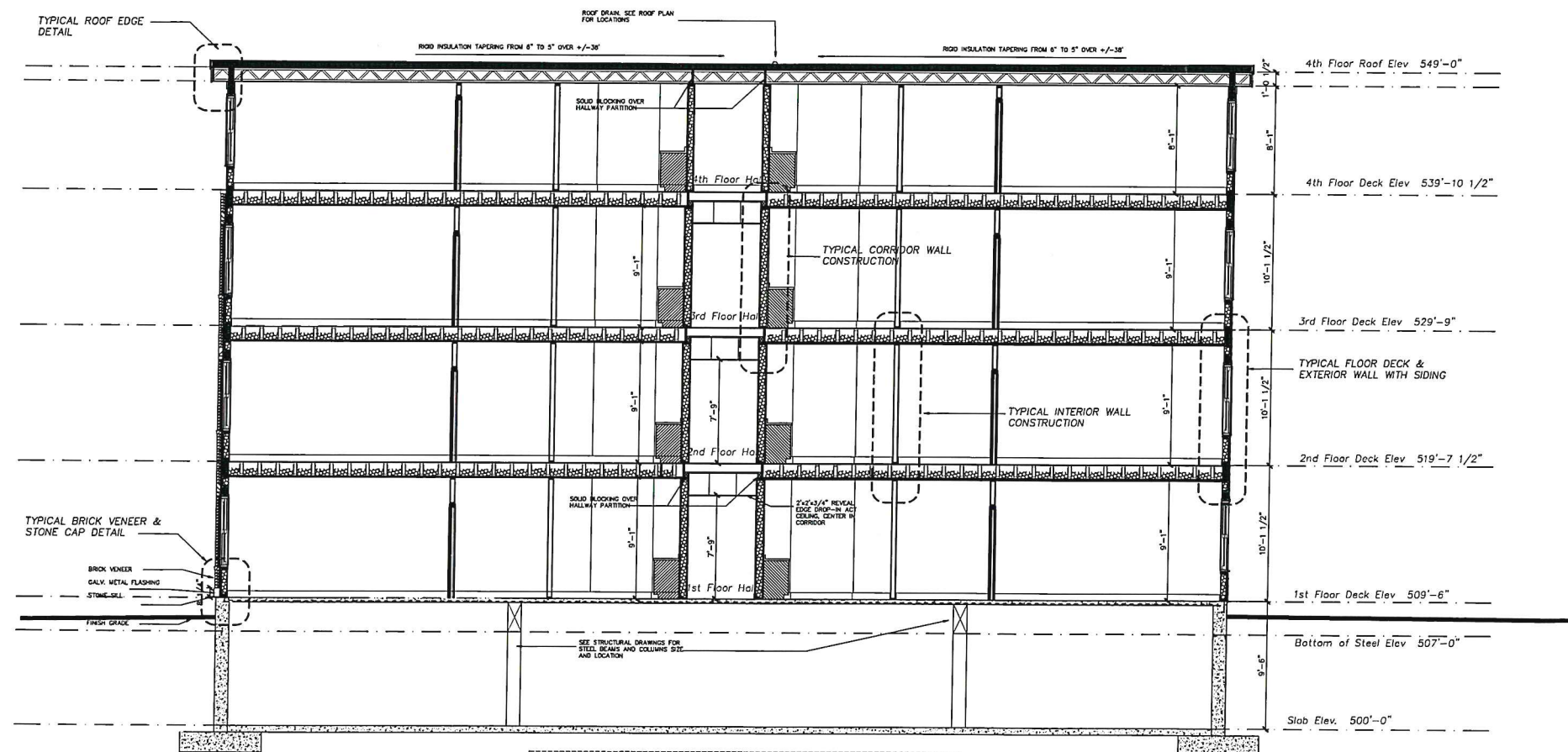
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DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
4th FLOOR
PLAN

DRAWING NO.
A5



BUILDING SECTION 'A' THRU SOUTH STAIR-C LOOKING NORTH



BUILDING SECTION 'B' LOOKING NORTH

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2/7/13

SCHEMATIC DESIGN 1-30-13
NOT FOR CONSTRUCTION

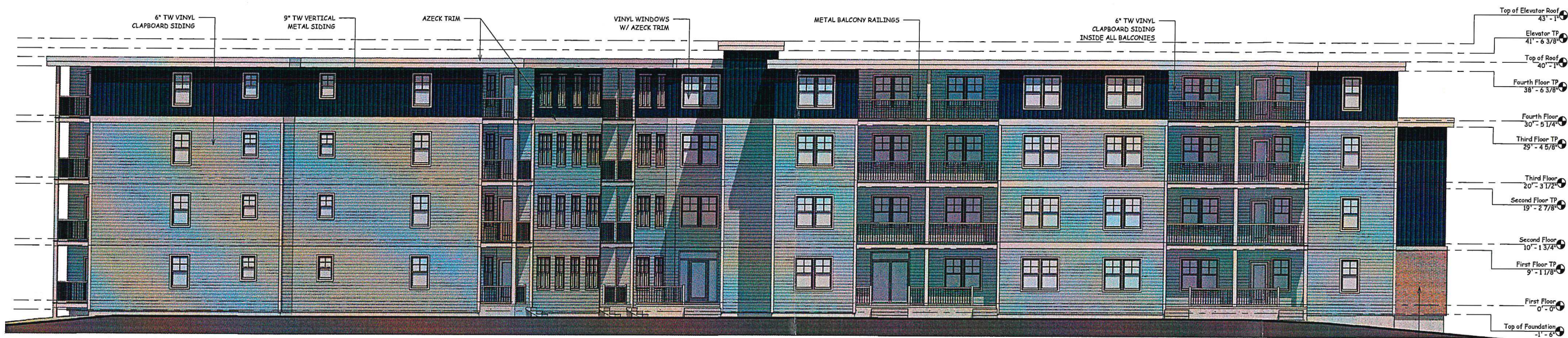
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110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802-363-1482 FAX: 802-658-8400 EMAIL: steve@steveguildesign.com

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

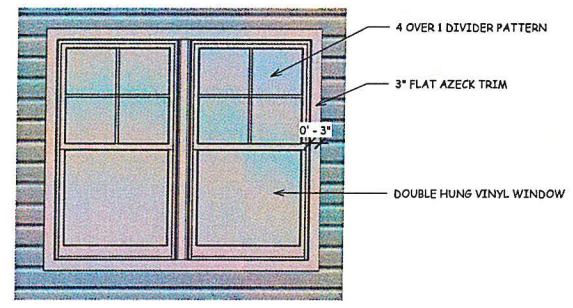
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DATE: -
DRAWN BY: FRN
CHECKED BY: SCC
PROJECT: -

SHEET TITLE:
BUILDING
SECTIONS

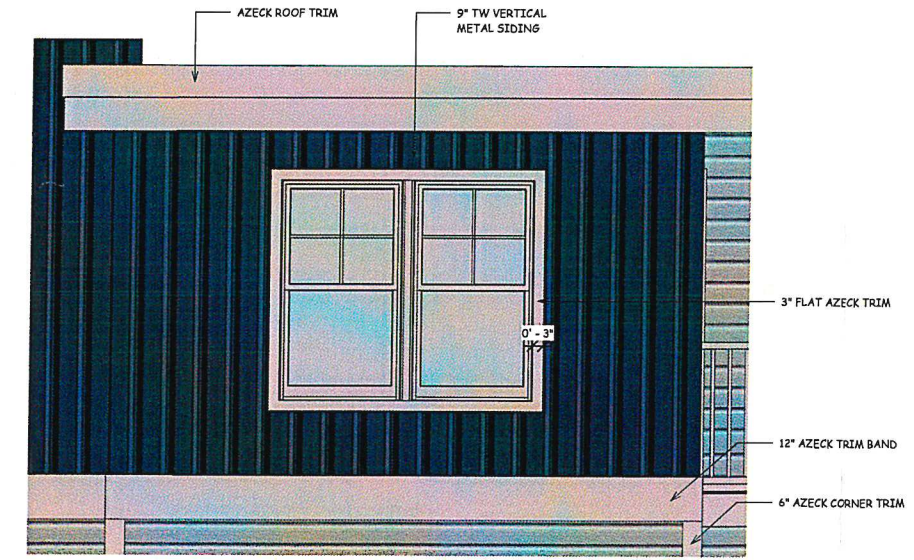
DRAWING NO.
A8



① South-East Elevation
1/8" = 1'-0"



② Window Trim Detail (Typ.)
1/2" = 1'-0"



③ Typical Trim Details
1/2" = 1'-0"

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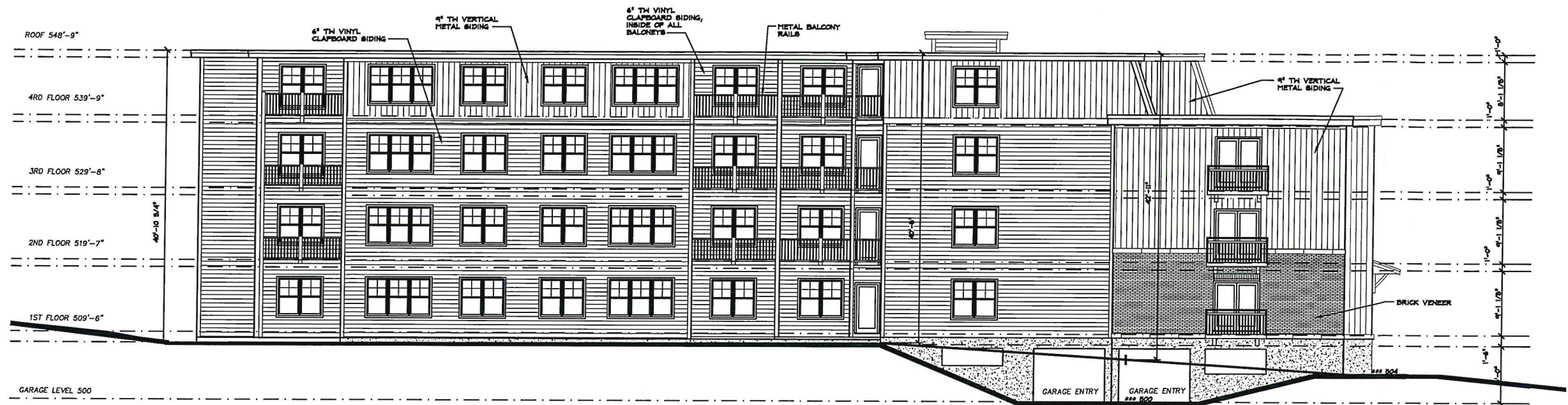
110 RIVERSIDE AVENUE
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: As indicated
DATE: 5/23/2017
DRAWN BY: WGI
CHECKED BY: SG
PROJECT: RIVERSIDE

SHEET TITLE:
COLOR
EXTERIOR
ELEVATION

A-1

5/23/2017 12:12:25 PM



PROPOSED EAST ELEVATION

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NORTH ELEVATION

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NO.	DATE	REVISION

RIVERSIDE APARTMENTS

NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 1/8" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:

EXTERIOR
ELEVATIONS

DRAWING NO.

A6



SOUTH ELEVATION

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WEST ELEVATION

STEVE GUILD DESIGN, LLC

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PHONE: 802-303-1462 FAX: 802-658-8400 EMAIL: steve@steveguildesign.com

NO.	DATE	REVISION

RIVERSIDE APARTMENTS

NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 1/8" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:

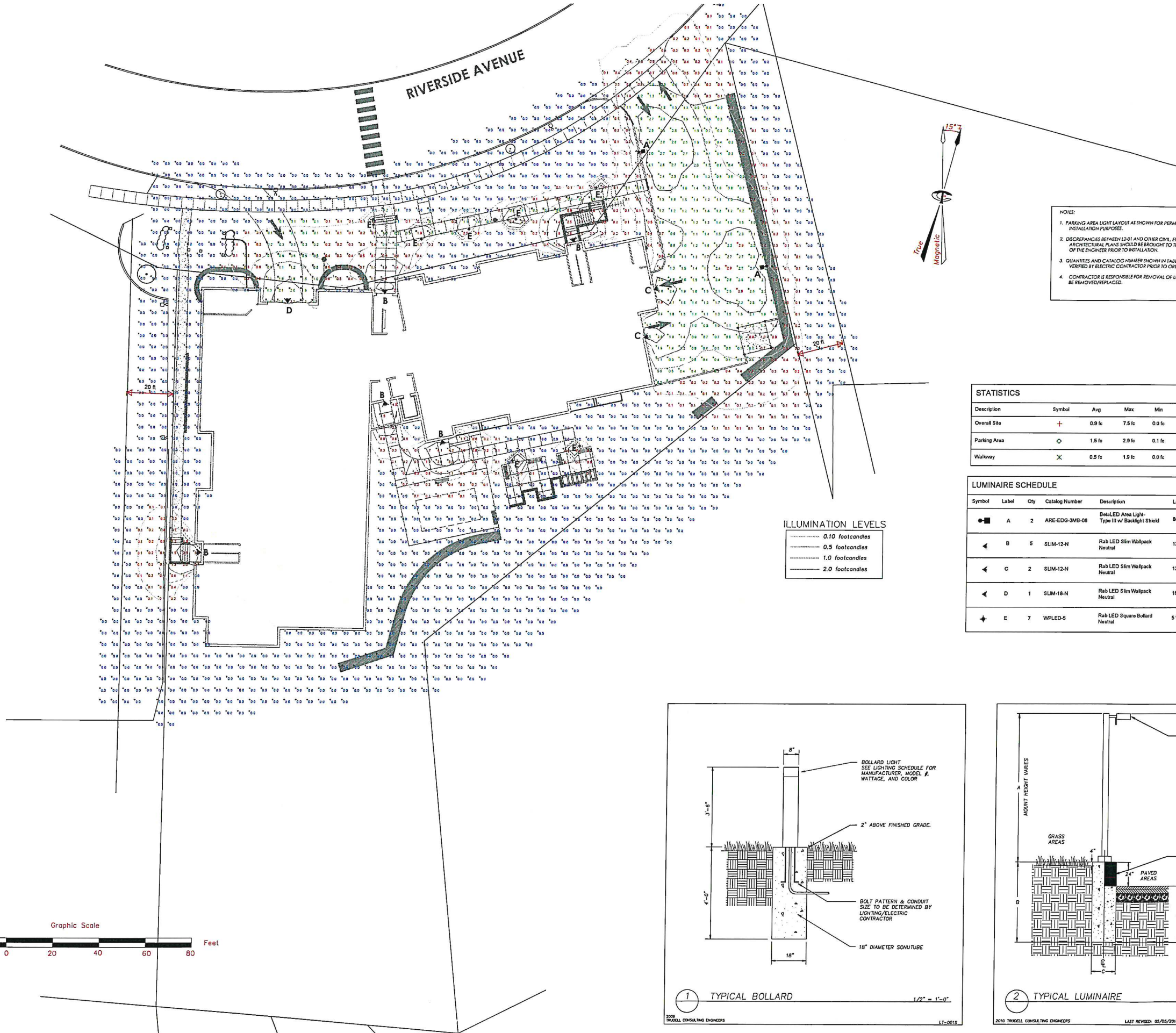
EXTERIOR
ELEVATIONS

DRAWING NO.

A7

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NOT FOR
CONSTRUCTION
1/18/13

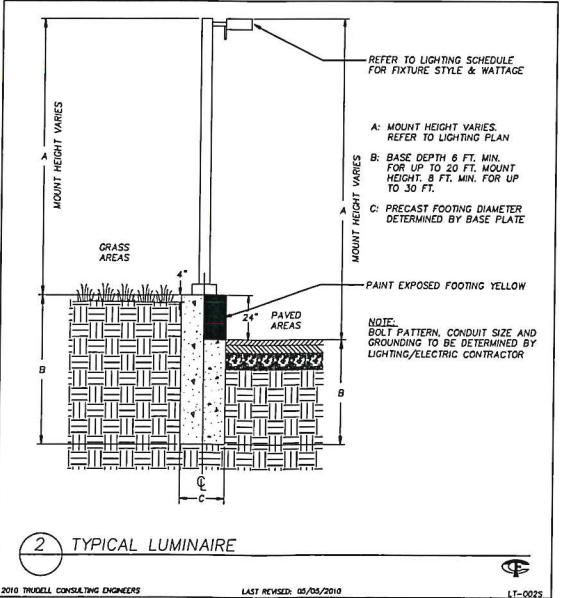
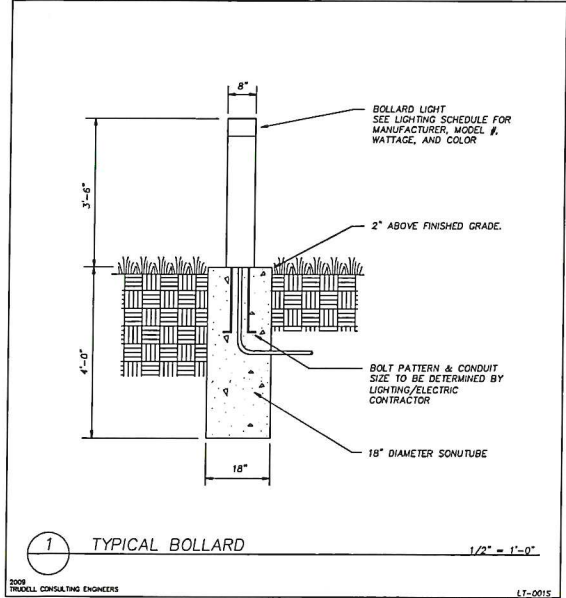
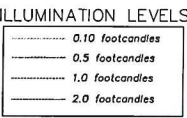
Project Reference:



- NOTES:
1. PARKING AREA LIGHT LAYOUT AS SHOWN FOR PERMITTING AND INSTALLATION PURPOSES.
 2. DISCREPANCIES BETWEEN L2-01 AND OTHER CIVIL, ELECTRICAL, OR ARCHITECTURAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.
 3. QUANTITIES AND CATALOG NUMBER SHOWN IN TABLE SHOULD BE VERIFIED BY ELECTRIC CONTRACTOR PRIOR TO ORDERING.
 4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF LUMINAIRES TO BE REMOVED/REPLACED.

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Overall Site	+	0.9 fc	7.5 fc	0.0 fc	N/A
Parking Area	○	1.5 fc	2.9 fc	0.1 fc	29.0:1
Walkway	X	0.5 fc	1.9 fc	0.0 fc	N/A

LUMINAIRE SCHEDULE					
Symbol	Label	Qty	Catalog Number	Description	Mount Height
●	A	2	ARE-EDG-3MB-08	Recessed Area Light-Type III w/ Backlight Shield	80 LEDs - 90 Watts
◀	B	5	SLIM-12-N	Rab LED Slim Wallpack Neutral	12 Watt LED Array
◀	C	2	SLIM-12-N	Rab LED Slim Wallpack Neutral	12 Watt LED Array
◀	D	1	SLIM-18-N	Rab LED Slim Wallpack Neutral	18 Watt LED Array
+	E	7	WPLED-5	Rab LED Square Bollard Neutral	5 Watt LED Array



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Revisions

No.	Description	Date	By
1	CONDITIONS OF APPROVAL	6/16/17	xx

RECEIVED

JUN 12 2017

DEPARTMENT OF
PLANNING & ZONING

TAX ID:

Use of These Drawings

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

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

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

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

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

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

Project Title

Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Lighting Plan

Date: 11/21/2012

Scale: 1" = 20'

Project Number: 2010093

Drawn By: RMP

Project Engineer: AAL

Approved By:

Field Book:

L2-01



77 College Street, Ste. 2A Burlington, VT 05401

October 7, 2020

645 Pine Street
Burlington, VT 05401

Re: Permit extension

Project: Riverside Ave Apartments

Project Location: 110 Riverside Ave

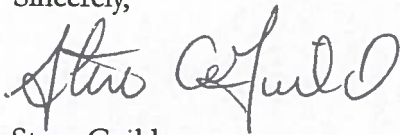
Dear Scott:

I want to inform you that Sisters & Brothers Investment Group want to file for an extension. According to ordinance section 3.2.5 permits an applicant to request deferral of action on a complete zoning application. A total of 12 months may be granted if the application is to be reviewed by the DRB. An application shall not be complete until all submission requirements have been provided to the satisfaction of the administrative officer.

There does not appear to be any information in the file for this project indicating that the administrative officer has deemed the application complete. In fact the application was deemed to be incomplete with a DRB hearing held on November 19, 2019 (see attachment).

Since revisions and changes to the application have continued to the present time and because the application remains incomplete, the applicant is entitled to additional time to make additional revisions to the application. The deferral of action is not invoked. There is no basis for imposing an additional application fee under these circumstances, since the application continues to be revised.

Sincerely,



Steve Guild

Burlington Development Review Board
149 Church Street
Burlington, VT 05401
www.burlingtonvt.gov/PZ
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

Bradford L. Rabinowitz, Chair
Geoffrey Hand
Springer Charles Harris
Kienan D. Christianson
Zoraya Hightower
Alexander J. LaRosa
Brooks G. McArthur
Ravi Venkataraman (alternate)
Sean McKenzie, (alternate)



**Burlington Development Review Board
Deliberative Hearing November 19, 2019**

Board Members Present: Brad Rabinowitz (Chair), Alexander LaRosa, Brooks McArthur, Kienan Christianson, and Ravi Venkataraman (alternate.)

Absent: Geoff Hand, Harris Springer, Zoraya Hightower, and Sean McKenzie (alternate).

Staff members present: Scott Gustin, Mary O'Neil, Ryan Morrison, and Alison Davis.

File Number: ZP19-0980CA/MA

Zone: NAC-R **Ward:** 1

Date application accepted: June 12, 2019 (incomplete)

Date traffic study received: November 12, 2019

Applicant/ Owner: G4 Design Studio/Sisters and Brothers Investment Group / Joe Handy

Request: Reapplication to demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Originally approved with amended conditions, July 2, 2013. Two time extensions procured; permit expired without exercise.

NPA Review Date: May 8, 2019.

I. Motion by Brad Rabinowitz:

In the matter of 110 Riverside Avenue, ZP19-0980CA/MA, I move we **re-open the hearing** for a date to be determined by the applicant to receive more definitive information on the shoring issues relative to the back of the property, and in particular more detail on the bank including sections and safety measures required for the shoring above. The DRB will also require updated Stormwater approval from the staff at the Department of Public Works.

Second: Kienan Christianson

Vote: 5-0

Vote: motion carried

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator*



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: October 20, 2020
RE: 21-0076CA/CU; 400 North Street

=====

This application to remove an existing garage, construct a new detached accessory dwelling unit structure and associated driveway, and reconfigure the existing parking area serving the existing residence was heard at the September 15, 2020 DRB meeting. Additional information was requested by the Board, and the public hearing was continued to the October 20, 2020 DRB meeting date.

The additional information requested included notification that the associate Erosion Prevention and Sediment Control and stormwater plans have been approved by the Stormwater Program Manager, and information/drawings of the proposed driveway serving the ADU unit. To date, these requested items have not yet been submitted.

Unless the requested information is submitted in time for the October 20, 2020 DRB meeting, the DRB may continue the hearing to a later meeting date within the 6 month lifetime of the pending permit application (submitted July 21, 2020), or deny the application based on a lack of required information.

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Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: September 15, 2020
RE: ZP20-0076CA; 400 North Street

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: ZP21-0076CA

Location: 400 North Street

Zone: RL **Ward:** 1E

Date application accepted: July 21, 2020

Applicant/ Owner: William McKenna

Parking District: Neighborhood

Request: Remove existing garage, construct a new, detached accessory dwelling unit structure and associated driveway, and reconfigure existing parking area serving the existing residence.

Applicable Regulations:

Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking)

Background:

- **Zoning Permit;** build an addition to the existing accessory building. July 1973
- **Zoning Permit 82-039;** replace a 10'x10' section of flat roof with a pitched roof. July 1982
- **Zoning Permit 99-504;** rear addition to the existing single family home. May 1999.

Overview:

The applicant proposes to remove an existing garage, reconfigure the existing driveway/parking area serving the existing single family home, and construct a detached accessory dwelling unit (ADU) with an associated driveway off of Dan's Court. No changes are proposed to the existing, historically contributing single family structure.

Recommendation: Continued review and deferral of action pending approval of an Erosion Prevention and Sediment Control plan and a Stormwater Plan.

I. Findings

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

1. *The Residential Low Density (RL) district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. The district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhood's development history.*

An accessory dwelling unit to an existing single family residence is proposed. **Affirmative finding**

(b) Dimensional Standards and Density

The density and intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:

Table 4.4.5-1 Minimum Lot Size and Frontage: RL, RL-W, RM and RM-W.

Single detached dwelling, RL Minimum 60' frontage, RL Minimum 6,000 sq ft lot size.

400 North Street is a long, narrow, 5,100 sq ft lot, with approximately 31 feet of frontage along North Street, and 166 ft of frontage along Dan's Court, an unaccepted city street. Unaccepted streets are city owned and generally maintained in the winter months for emergency vehicle access. The property size is considered legally pre-existing, non-conforming. **Affirmative finding**

Table 4.4.5-2 Base Residential Density

Not applicable per Section 5.4.5 (a) below.

Table 4.4.5-3 Residential District Dimensional Standards

Zoning District	Max. Lot Coverage ¹	Setbacks ^{1, 3, 4, 5, 6}			
		Front	Side	Rear	
RL; WRL	35%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20'	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Height: 35-feet
400 North Street	Existing lot coverage totals 51% (based on ZP99-504). The applicant notes existing coverage to be 50%. The current proposal will result in a lot coverage total of 57.4%. Sec. 5.2.3(b) (10) allows up to an additional 650 sf of lot coverage above legally existing, non-conforming lot coverage for lot area to be occupied by an ADU.	An accessory structure on 164 North Willard St. has a setback of approx. 1.5 ft from Dan's Court. While this is an accessory structure to a triplex fronting on North Willard St., it is the only structure to base a front yard setback off Dan's Court for	Based off the 31 ft of North St. frontage, and the 166 ft of Dan's Court frontage, side yard setbacks are 3.1 ft and 16.6 ft respectively. The ADU will be setback 5+ ft from the west side yard property line, and 20+ ft from the north	No rear yard property line exists. The property has two front property lines and two side yard property lines.	20 ft to the roof ridge.

		the proposed ADU. The ADU will have a 6 ft front yard setback off Dan's Court.	side yard property line.		

Affirmative finding

(c) Permitted and Conditional Uses

An accessory dwelling unit to a single family dwelling is allowed by right. **Affirmative finding**

(d) District Specific Regulations

1. Setbacks

A. Encroachment for residential driveways
Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

2. Height

No change. Not applicable.

3. Lot Coverage

A. Exceptions for Accessory Residential Features
No change. Not applicable.

4. Accessory Residential Structures and Uses

A. Accessory structures or buildings shall meet the dimensional requirement set forth in the district in which they are located pursuant to Sec. 4.4.5(b) of this Article and related requirements in Art 5, Part 2.

See Table 4.4.5-3 above and Article 5 below.

5. Residential Density

A. Additional Unit to multi-family
Not applicable.

B. Additions to Existing Residential Structures

No additions are proposed. Not applicable.

C. Residential Occupancy Limits

In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.

No changes to the single family dwelling are proposed. It may be occupied only by a family as defined in Article 13 of the CDO.

Affirmative finding as conditioned

6. Uses

A. Exception for Existing Neighborhood Commercial Uses
Not applicable.

7. *Residential Development Bonuses*
Not applicable.

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Section 5.2.2 Required Frontage or Access

400 North Street has 31 feet of frontage along North Street and 166 ft along Dan's Court.

Affirmative finding

Section 5.2.3 Lot Coverage Requirements

(b) Exceptions to Lot Coverage

(10) The DRB may grant an exemption from maximum lot coverage limits for up to 650 sq. ft. of the lot area occupied by an ADU. To grant such an exception, the DRB must find that the existing lot coverage has been lawfully created, and that the proposed location, site design, and improvements will enable on-site management of the first one inch of stormwater runoff from the lot area of the ADU exceeding the applicable lot coverage limit, and will not have undue adverse impact on public rights of way based on the review of the DPW Stormwater Program Manager.

The RL zoning district limits lot coverage to 35%, plus a 10% bonus for features such as walkways, decks, patios, open porches, etc. Zoning Permit 99-504 documented existing and proposed lot coverage for the property at 51%. The submitted plans indicate an existing lot coverage of 50% (2,540 sf). The proposal involves removing 534 sf of existing lot coverage (garage, patio, and some driveway/parking area), while adding 923 sf of new lot coverage, for an end result of 2,929 sf. This results in an increase of 389 sf of new lot coverage for the ADU, which is less than the 650 sf allowed in instances of pre-existing nonconforming lot coverage.

The applicant has submitted an Erosion Prevention and Sediment Control plan, as well as a stormwater plan, to the City's Stormwater Program Manager. Public comments/concerns have been submitted to the City regarding stormwater runoff and its effects on neighboring properties and structures, particularly considering a new curb cut on Dan's Court for the proposed driveway and walkway. The property slopes downward to the west, and concern over stormwater entering and damaging adjacent property is present. The plans are still under review, and in accordance with this section, the DRB must find that the site design and improvements will enable on-site management of the first one inch of stormwater runoff from the lot area of the ADU exceeding the applicable lot coverage limit and will not have an undue adverse impact on public rights of way based on the review of the DPW Stormwater Program Manager. **No finding possible**

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks

(a) Setbacks Required

See Table 4.4.5-3 above.

(b) Exceptions to Yard Setback Requirements

(5) Accessory Structures and Parking Areas. Accessory structures no more than fifteen (15) 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.

The proposed ADU is just below 15 ft in height, as measured to the midpoint of the rise between the roofplate and the ridge of the highest gable, and therefore qualifies for this setback exception. However, its placement will conform to the standard side yard setback requirements of Table 4.4.5-3. The new driveway is proposed to be setback 5 ft from the north side yard property line.

Affirmative finding

Section 5.2.6 Building Height Limits

The height of the new ADU structure is 20 ft, measured to the roof ridge, and is well under the 35 ft height maximum allowance. **Affirmative finding**

Section 5.2.7 Density and Intensity of Development Calculations

Not applicable per Sec. 5.4.5 (a) below.

Section 5.4.5 Accessory Dwelling Units

(a) Accessory Units, General Standards/Permitted Uses

Where there is a principal structure on a lot which exists as an owner-occupied single family residence, one accessory dwelling unit, that is located within or appurtenant to such single family dwelling, shall be allowed as a permitted use if the provisions of this subsection are met. An accessory dwelling unit means an efficiency or one bedroom apartment that is clearly subordinate to the principal dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. No accessory unit shall be inhabited by more than two adult occupants. An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation.

The proposed one-bedroom accessory dwelling unit will be located in an appurtenant structure. The floor plan identifies a bathroom, kitchen, living and sleeping space.

Additionally, there must be compliance with all the following:

1. *The property has sufficient wastewater capacity as certified by the Department of Public Works; and*

The applicant will be required to secure a letter of adequate capacity from DPW for water and sewer services. **Affirmative finding as conditioned**

2. *The unit does not consist of more than 800 sq. ft. or 30 percent (30%) of the gross floor area of the principal home, whichever is greater; and*

The ADU will total 646 sf in size, less than the 800 sf maximum allowance. **Affirmative finding**

3. *Applicable setback and coverage requirements are met;*

See Table 4.4.5-3 and Sec. 5.2.3 (b) (10) above. **Affirmative finding**

4. *A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit prior to the issuance of the certificate of occupancy for the unit. Such reference shall identify the permit number and*

note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.

A condition of approval will ensure this. **Affirmative finding as conditioned**

(c) Discontinuance of Accessory Units

Approval of an accessory dwelling unit is contingent upon owner occupancy of either the principal or accessory dwelling unit as a primary residence. For purposes of this section, owner-occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the principal unit or in the accessory unit. If neither the principal unit nor the accessory unit is owner-occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.

The property is owner occupied and shall continue to be so in order for the ADU to remain compliant. **Affirmative finding**

Section 5.4.8 Historic Buildings and Sites

Not applicable. While the existing home is listed on the State Register, the garage proposed for removal is not.

Section 5.4.9 Brownfield Remediation

Not applicable

Section 5.5.1 Nuisance Regulations

Nothing within the application suggests non-compliance with applicable nuisance regulations and performance standards per the requirement of the Burlington Code of Ordinances. **Affirmative finding**

Section 5.5.2 Outdoor Lighting

The plans do not indicate any outdoor light fixtures and will need to. The applicant will have to revise the plans to show the location of all exterior light fixtures, and submit spec sheets for said light fixtures for staff review and approval. **Affirmative finding as conditioned**

Section 5.5.3 Stormwater and Erosion Control

An Erosion Prevention and Sediment Control (EPSC) plan and a stormwater plan have been submitted to the Stormwater Program Manager for review and approval. As noted above, there is neighbor concern regarding the proposed development's adverse impact of stormwater on their property and structure(s). The EPSC and stormwater plan should be approved prior to the DRB issuing a decision on the application. **No finding possible**

Section 5.5.4 Tree Removal

Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The property contains no important natural features. The ADU structure and driveway will locate on existing lawn space. After the garage and portions of existing driveway/parking that currently serve the existing single family residence are removed, those spaces will be restored to yard area.

Affirmative finding

(b) Topographical Alterations:

There will be some minor cut/fill and regrading to accommodate the new ADU and driveway. An EPSC plan and a stormwater plan are currently under review by the Stormwater Program Manager, and should be approved prior to a DRB decision. **No finding possible**

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

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

Not applicable. The principal structure at 400 North Street is listed as a contributing resource on the State of Vermont Historic Register. No alterations to this structure are proposed. The garage proposed for removal is not included on the historic listing, and is therefore not subject to the historic preservation guidelines of Sec. 5.4.8.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application will preclude use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding as conditioned**

(f) Brownfield Sites:

None identified at this location. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site

disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

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

As noted above, approval of this zoning permit is contingent on meeting the stormwater control requirements of Chapter 26 of the Burlington Code of Ordinances – Wastewater, Stormwater, and Pollution Control. There is concern over stormwater adversely impacting neighboring properties/structures. Compliance with Chapter 26 BCO should ensure that stormwater is contained onsite and does not impact neighboring properties.

There is additional concern over snow shed from the roof of the ADU – how it will likely cause damage to a neighboring structure. The DRB may want to consider requiring rooftop snow guards to mitigate snow shed from the roof.

The plans indicate entrance covers to protect from the elements. The site plan shows there to be yard space beyond the new driveway for snow storage. **No finding possible**

(h) Building Location and Orientation:

This new accessory structure will orient in a similar fashion with that of the neighboring accessory structure at 164 North Willard Street which sits approximately 2.5' ft from the edge of Dan's Court, thus maintaining a similar street edge. This accessory structure will be located in such a way so as to be secondary and subordinate in scale and design to the principal structure.

Affirmative finding

(i) Vehicular Access:

A new driveway for the ADU is proposed off of Dan's Court which will provide one parking space. **Affirmative finding**

(j) Pedestrian Access:

While there is no sidewalk along the west side of Dan's Court, the plans indicate a walkway alongside the driveway to Dan's Court which will provide pedestrian access to the ADU.

Affirmative finding

(k) Accessibility for the Handicapped:

ADA access is administered by the building inspector's office. None is proposed or required in this instance. **Affirmative finding**

(l) Parking and Circulation:

Parking for the existing single family residence will continue to be adequate for the 2-space minimum. The proposal calls for a new driveway/parking space for the ADU directly off Dan's Court. A new curb cut will be required and the applicant will be tasked with obtaining a permit from the Department of Public Works. **Affirmative finding**

(m) Landscaping and Fences:

No landscape plan has been submitted. There is currently a cedar hedge running along the frontage (Dan's Court) that will provide considerable screening. No new fencing is proposed.

Affirmative finding

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

See Sec. 5.5.2 above.

(p) Integrate infrastructure into the design:

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

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

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The plans identify an electrical service box on the west elevation (street side) and a wall hung condensing unit on the east elevation. The cedar hedge that will remain will provide an adequate screen for the electrical service box. The plans will need to be updated to show any and all other outdoor mechanical units, mailboxes, trash/recycling bins, and any other new onsite utilities.

Affirmative finding as conditioned.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed ADU structure will be similar in massing, height, and scale with other accessory structures along Dan's Court. **Affirmative finding**

2. Roofs and Rooflines.

The gable roof will run parallel with Dan's Court. Gable roofs are very common rooftops of homes in the immediate area. **Affirmative finding**

3. Building Openings

The ADU structure will have 3 window openings on the east and west side, one sliding door on the south side, and an entrance door and picture/casement window combo on the north side.

Affirmative finding

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

While the street facing façade will be one long wall (38 ft) with a few window openings, the existing cedar hedge that will remain will continue to provide a visible screen from Dan's Court. The front entrance is not oriented in a street-facing manner, and since this is not the primary structure on the property, it isn't required to be. A walkway to this building entrance has been included to connect to the street. **Affirmative finding**

(e) Quality of materials:

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

The plans indicate corrugated metal siding, roofing, and trim for the entire structure. Spec sheets for the windows and doors have not been provided and will be needed. **Affirmative finding as conditioned**

(f) Reduce energy utilization:

This habitable structure will be required to meet Efficiency Vermont standards.

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

(g) Make advertising features complementary to the site:

New signage is not proposed or expected for this ADU. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

This development is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the Fire Marshal. **Affirmative finding as conditioned**

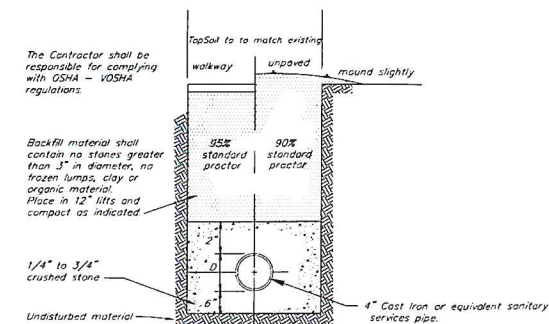
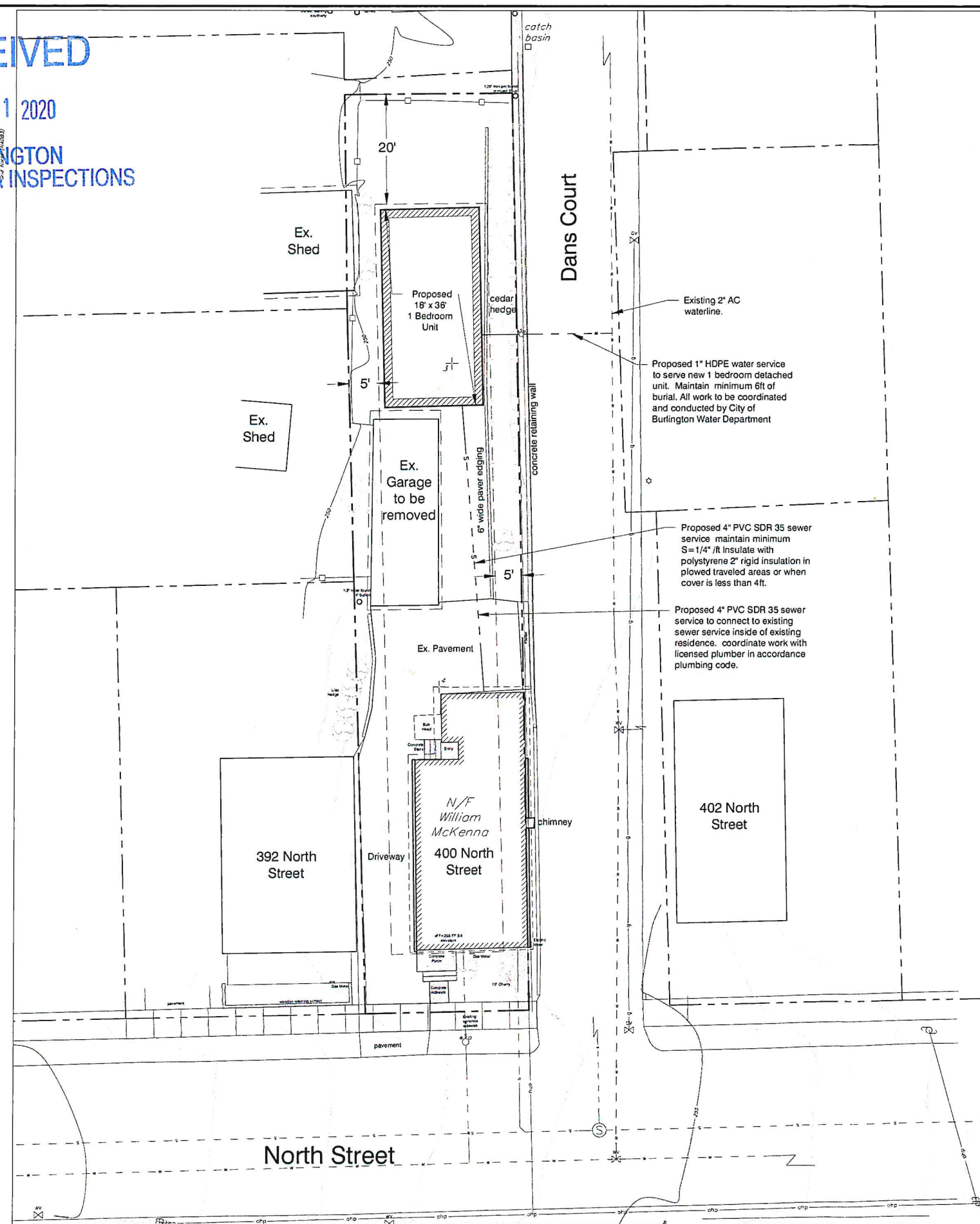
Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

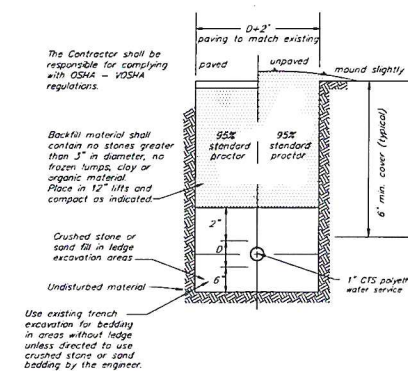
Single family uses require 2 parking spaces in the Neighborhood Parking District. Section 5.4.5 Accessory Dwelling Units, was recently amended and removed the previous requirement for one additional parking space for an ADU. As a result, the property is still only required to have 2 off-street parking spaces. The existing driveway provides ample room for 2 parking spaces for the existing single family home, and the new proposal will add 1 off-street parking space serving the ADU. **Affirmative finding**

1. **Prior to release of the zoning permit**, the applicant shall secure a letter of adequate capacity from DPW for water and sewer services.
2. **Prior to the release of the zoning permit**, the applicant shall revise the plans to show the location of all exterior light fixtures, and submit spec sheets for said light fixtures for staff review and approval.
3. **Prior to the release of the zoning permit**, the plans shall be updated to show any and all other outdoor mechanical units, mailboxes, trash/recycling bins, and any other new onsite utilities.
4. **Prior to the release of the zoning permit**, the applicant shall submit spec sheets for all windows and doors to staff for review and approval.
5. The wall hung condensing unit shall meet the minimum side yard setback requirement of 3.1 ft.
6. No more than 2 adults and their minor children shall inhabit the accessory dwelling unit.
7. Any additional physical alteration or change of use to the accessory dwelling unit will require a new zoning permit, subject to regulations in effect at the time of permit application submittal.
8. **Prior to the issuance of a certificate of occupancy**, a deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit. The reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy.
9. Construction hours shall be limited to Monday – Friday from 7:00 AM – 5:30 PM. Saturday construction may be allowed upon request to the Development Review Board. No work on Sunday.
10. A state wastewater permit will be required, and is the responsibility of the applicant to secure.
11. It is the applicant's responsibility to obtain a curb cut permit from the Department of Public Works.
12. The applicant shall secure any associated trades permits for the interior work.
13. 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, and shall meet all energy efficiency codes of the city and state as required
14. Standard Permit Conditions 1-15.

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Typical Sanitary Trench Detail



Typical Water Trench Details

Basis of Design Flows

Water & Sewer Design 400 North Street:

Existing House:

Water: 160 gpd/gallons/day/living unit = 360 gallons per day

Sewer: 210 gpd for single family unit connected to system serving more than 50,000 gpd

Proposed Configuration 1-New Unit: (One 1 bedroom accessory unit)

Water Supply:

For 1 bedroom accessory unit

70 gallons/persons/day * 2 persons / bedroom * 1 living Unit = 140 gpd/bedroom

Wastewater Disposal:

For 1 bedroom accessory unit

70 gallons/persons/day * 2 persons / bedroom * 1 living Unit = 140 gpd/bedroom

City of Burlington Planning and Zoning Information

Owner: William McKenna
Location Address: 400 North Street
Deed Reference: Vol. 1419 Page 96
Date 09/28/2018

Existing Lot Area: 5,071 sqft
Parcel ID: 045-1-096-000

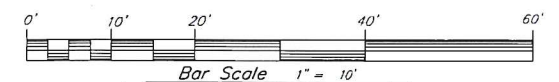
Zoning District:
Residential Low Density
Allowable Entire Lot Coverage = 35%
Primary Building Max. Height = 35 ft.
Approximate Existing lot coverage = 50% ±

Legend

- Survey control point
- Iron pipe found
- Hydrant
- Utility pole
- Temporary bench mark
- Overhead power line
- Right of Way monument
- Direction of surface water flow
- Existing Sign
- Pre-construction Excavation
- Existing Light Pole
- Existing Deciduous Tree
- Existing Spot Grade Elevation
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing ground contour
- Existing gas pipeline / valve
- Existing underground power
- Existing overhead power
- Approximate property line / right of way
- Approximate zoning setbacks
- Existing Gas Line/Valve
- Existing Sewer Line/Manhole
- Existing concrete
- Existing pavement
- Existing edge of woods/ tree line

Notes:

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- The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing in April 20, 2020. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.
- Elevations are based on the NAVD 88 (Geoid 12A) vertical datum.
- Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch.



Progress Print Draft

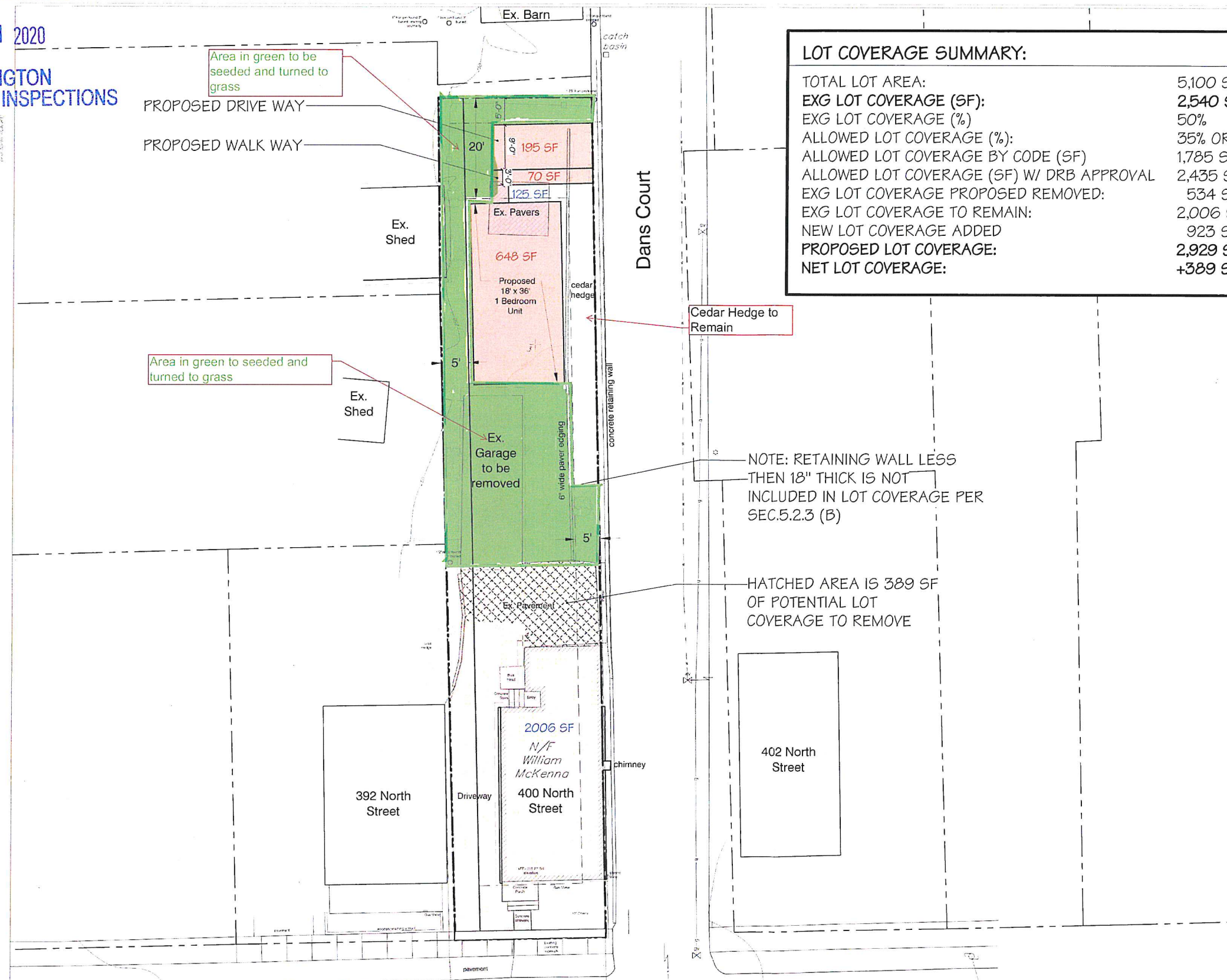
Date revised	Description	Checked	Date
Design	for		
Drawn	for		
Checked	kee/SBH		
Scale	1"=10'		
Date	June 18, 2020		
Project	20177		

Site Plan
McKenna Property
400 North Street
Burlington, Vermont
KREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446

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City of Burlington
Planning and Zoning Information

Owner: William McKenna
Location Address: 400 North Street
Deed Reference: Vol. 1419 Page 96
Date: 09/28/2018

Existing Lot Area: 5,071 sqft
Parcel ID: 045-1-096-000

Zoning District:

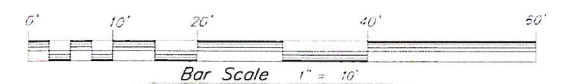
Residential Low Density
Allowable Entire Lot Coverage = 35%
Primary Building Max. Height = 35 ft.
Approximate Existing lot coverage = 50% ±

Legend

- Topographic Survey control point
- Iron pipe found
- Hydrant
- Utility pole
- Temporary bench mark
- Overhead power line
- Right of Way monument
- Direction of surface water flow
- Existing Sign
- Pre-construction Excavation
- Existing Light Pole
- Existing Deciduous trees
- Existing Spot Grade Elevation
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- Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch.



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400 NORTH STREET

BURLINGTON VT

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.854.6693

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SCHEMATIC DESIGN

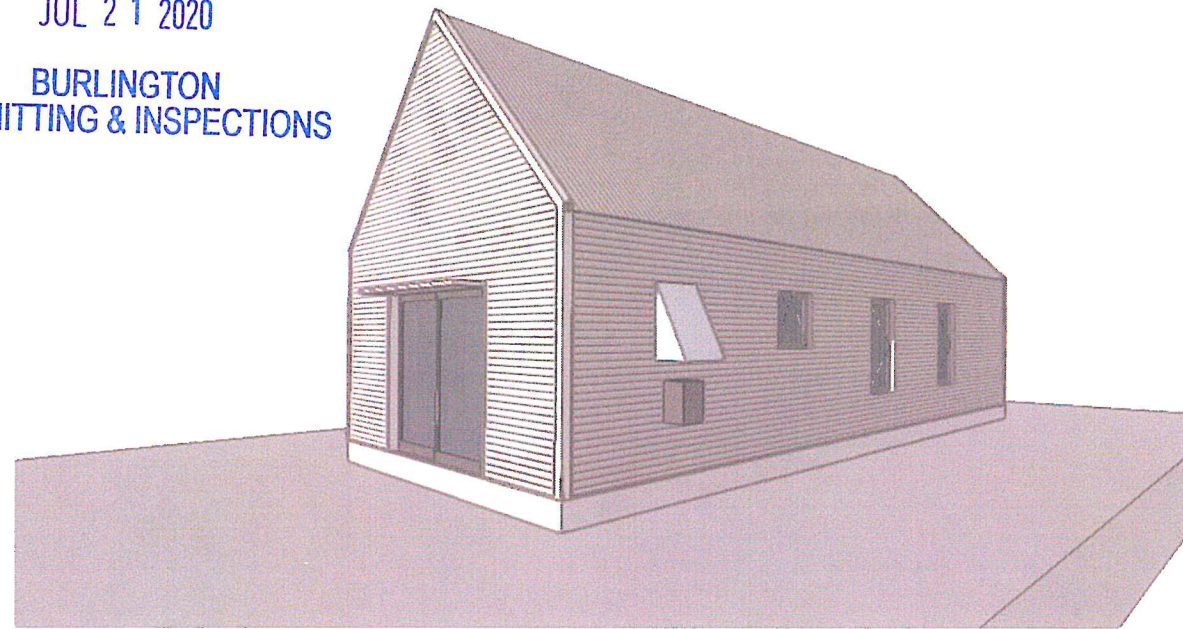
DATE: 06.25.2020
DRAWN: XXX, XXX

L1-1.1

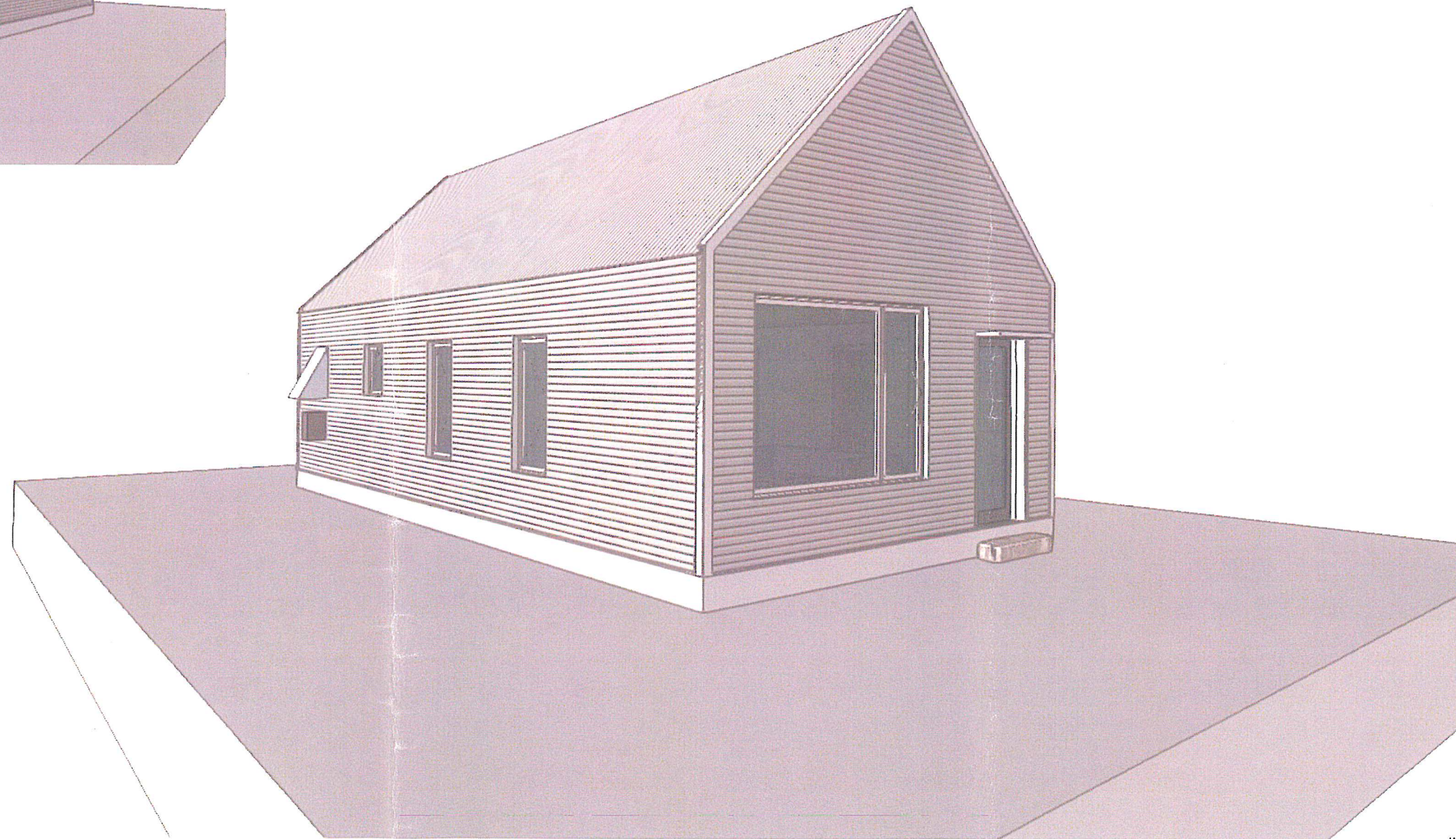
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VIEW FROM SOUTH



VIEW FROM NORTH

400 NORTH STREET

BURLINGTON VT

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DESIGN DEVELOPMENT

Duncan
Wisniewski 
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

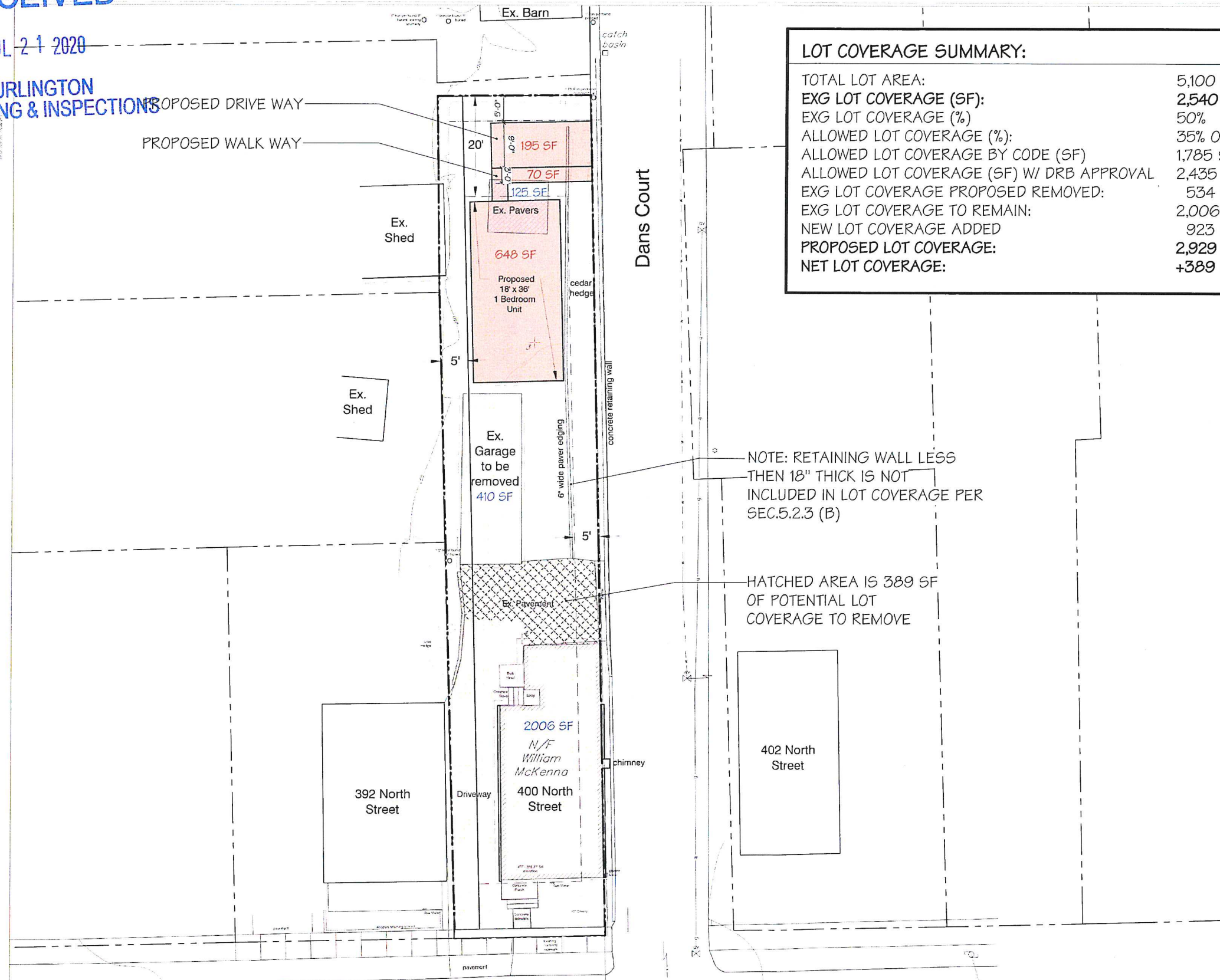
DATE: 07.14.2019
DRAWN: ABC

A0-0

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LOT COVERAGE SUMMARY:

TOTAL LOT AREA:	5,100 SF
EXG LOT COVERAGE (SF):	2,540 SF
EXG LOT COVERAGE (%):	50%
ALLOWED LOT COVERAGE (%):	35% OR EXG
ALLOWED LOT COVERAGE BY CODE (SF)	1,785 SF
ALLOWED LOT COVERAGE (SF) W/ DRB APPROVAL	2,435 SF
EXG LOT COVERAGE PROPOSED REMOVED:	534 SF
EXG LOT COVERAGE TO REMAIN:	2,006 SF
NEW LOT COVERAGE ADDED	923 SF
PROPOSED LOT COVERAGE:	2,929 SF
NET LOT COVERAGE:	+389 SF

NOTE: RETAINING WALL LESS
THEN 18" THICK IS NOT
INCLUDED IN LOT COVERAGE PER
SEC.5.2.3 (B)

HATCHED AREA IS 389 SF
OF POTENTIAL LOT
COVERAGE TO REMOVE

City of Burlington
Planning and Zoning Information

Owner: William McKenna
Location Address: 400 North Street
Deed Reference: Vol. 1419 Page 96
Date 09/28/2018

Existing Lot Area: 5,071 sqft
Parcel ID: 045-1-056-000

Zoning District:

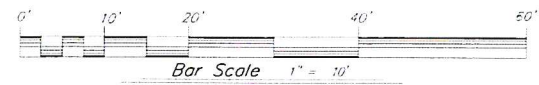
Residential Low Density
Allowable Entire Lot Coverage = 35%
Primary Building Max. Height = 35 ft.
Approximate Existing lot coverage = 50% ±

Legend

- Survey control point
- Iron pipe found
- Hydrant
- Utility pole
- Temporary bench mark
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- Existing Sign
- Pre construction Excavation
- Existing Light Pole
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- existing setbacks
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400 NORTH STREET

BURLINGTON VT

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

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SCHEMATIC DESIGN

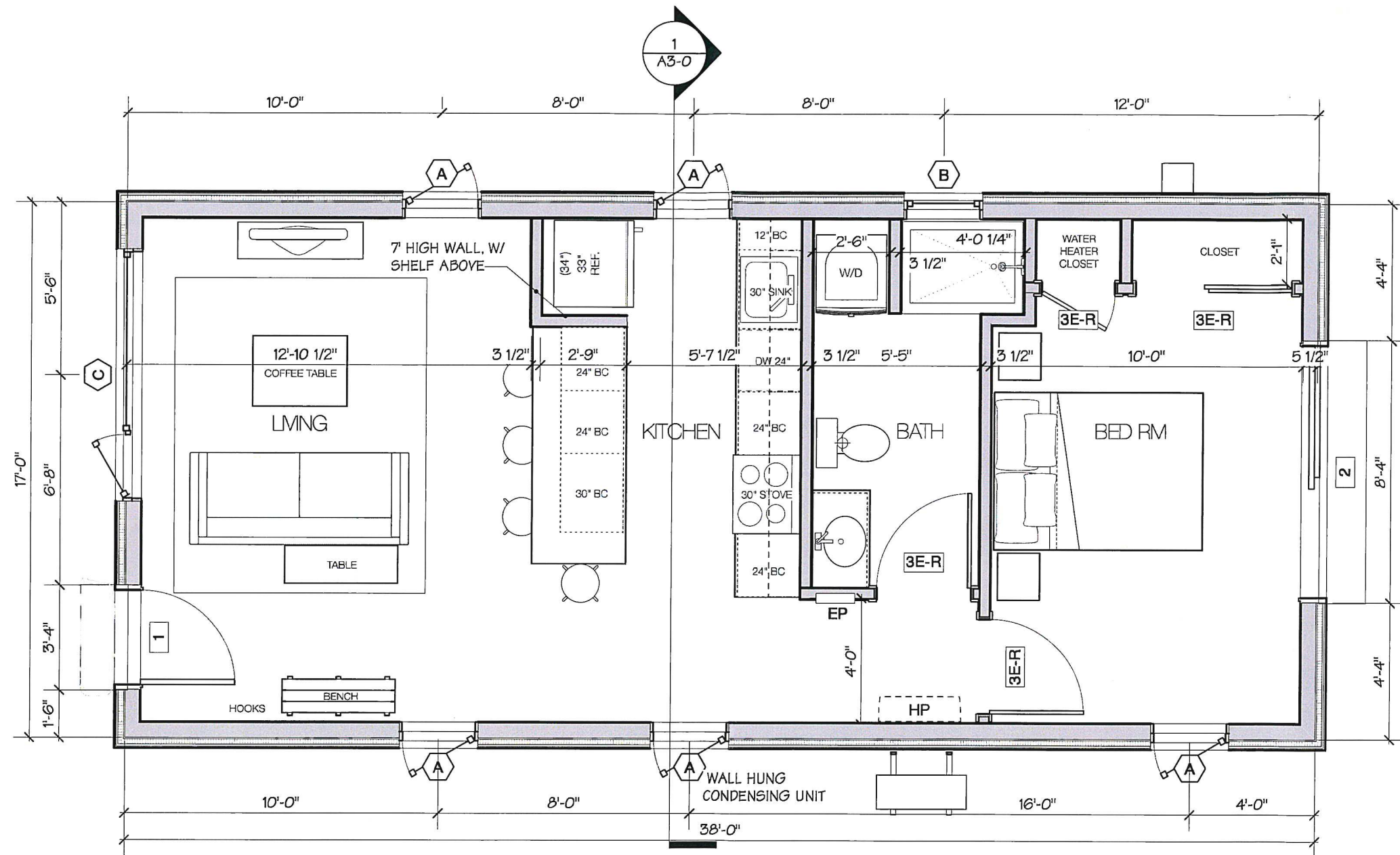
DATE: 06.25.2020
DRAWN: XXX, XXX

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FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



400 NORTH STREET

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DESIGN DEVELOPMENT

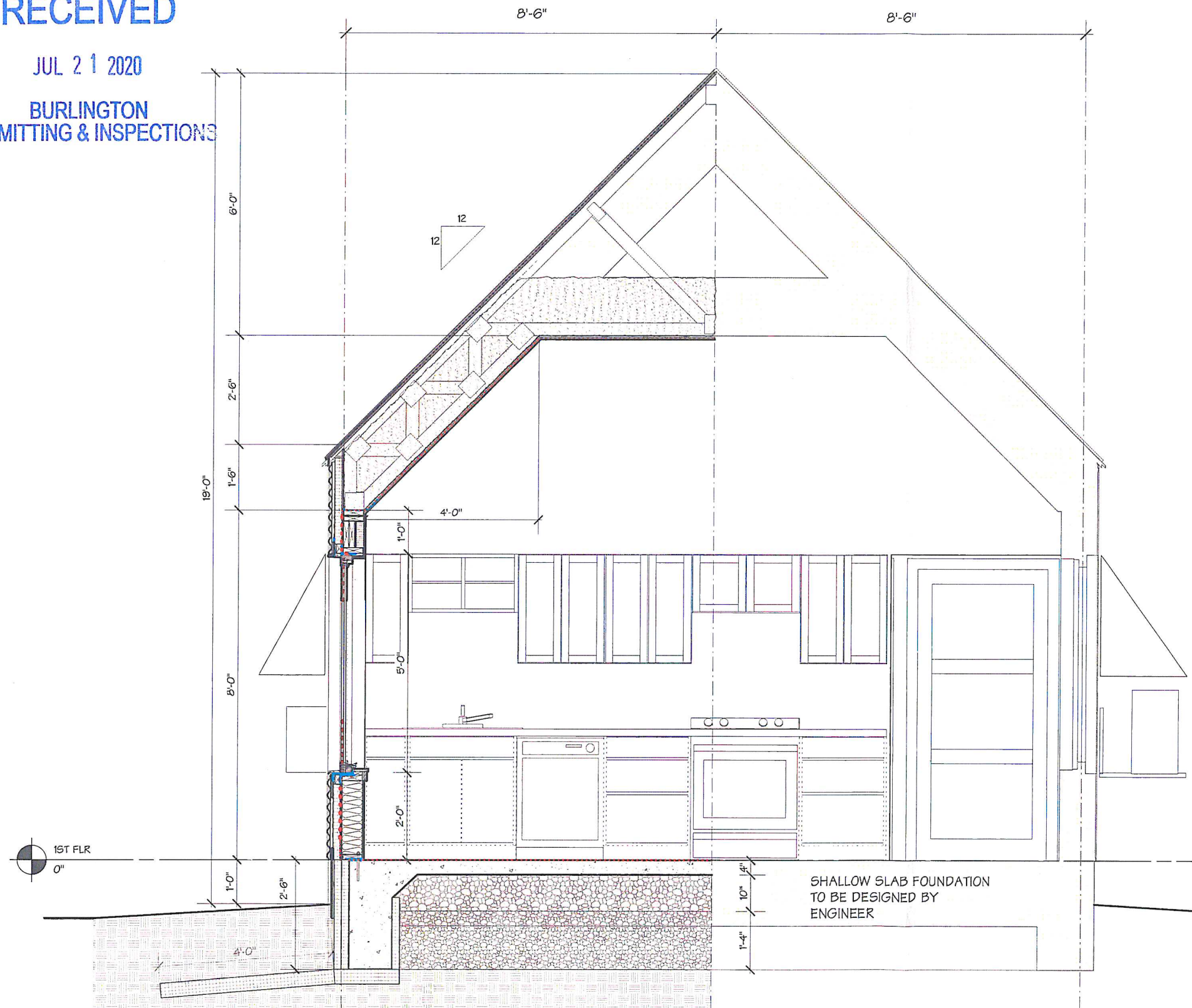
**Duncan
Wisniewski**
ARCHITECTURE

DATE: 07.14.2019
DRAWN: ABC

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

A1-0

**BURLINGTON
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Scale: $\frac{3}{8}'' = 1'-0''$

BURLINGTON VT

DESIGN DEVELOPMENT

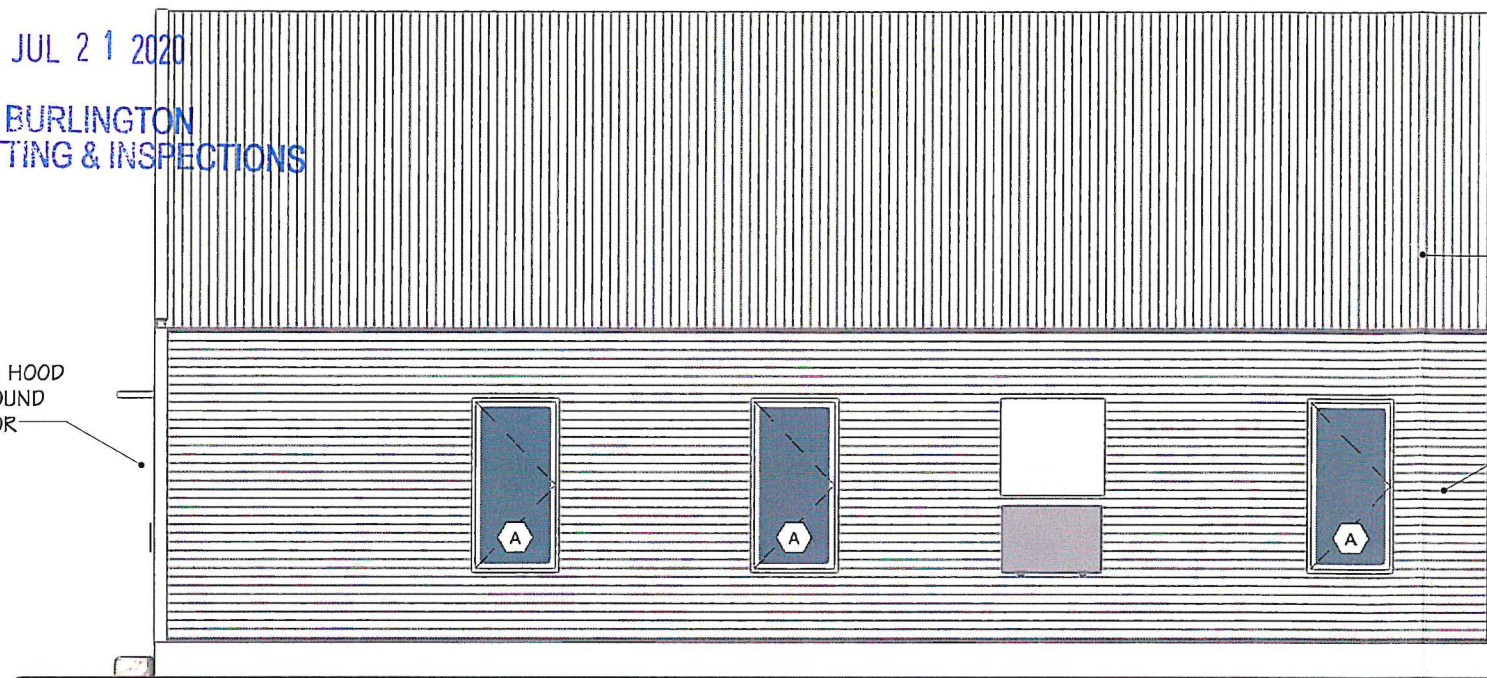
A3-0

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MTL HOOD
AROUND
DOOR



East
NORTH ELEVATION
Scale: 3/16" = 1'-0"



4" MTL ROOF
EDGE

CORRUGATED
MTL ROOF

4" BENT MTL
CORNER, TYP

CORRUGATED
MTL SIDING

CONDENSING
UNIT W/ BENT
MTL HOOD

MTL FLASHING

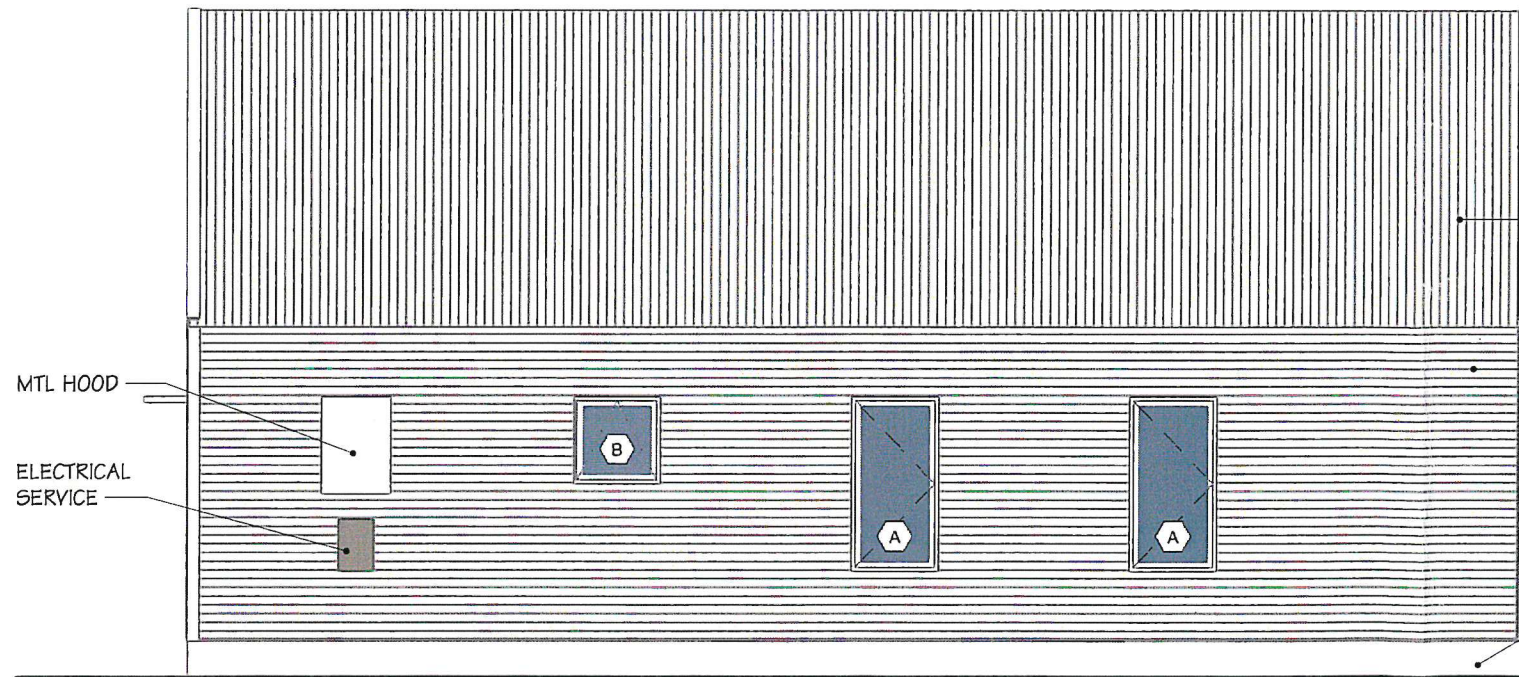


North
EAST ELEVATION
Scale: 3/16" = 1'-0"

ELECTRICAL SERVICE W/
BENT MTL HOOD,
ALIGN TOP ADJACENT
WINDOWS

MTL HOOD

ELECTRICAL
SERVICE



West
SOUTH ELEVATION
Scale: 3/16" = 1'-0"

4" MTL ROOF
EDGE

CORRUGATED
MTL ROOF

CORRUGATED
MTL SIDING

4" BENT MTL
CORNER, TYP

MTL FLASHING



South
WEST ELEVATION
Scale: 3/16" = 1'-0"

WALL HUNG
CONDENSING UNIT W/
BENT MTL HOOD,
ALIGN TOP AND
BOTTOM W/ ADJACENT
WINDOWS

400 NORTH STREET

BURLINGTON VT

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DESIGN DEVELOPMENT

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.664.6693

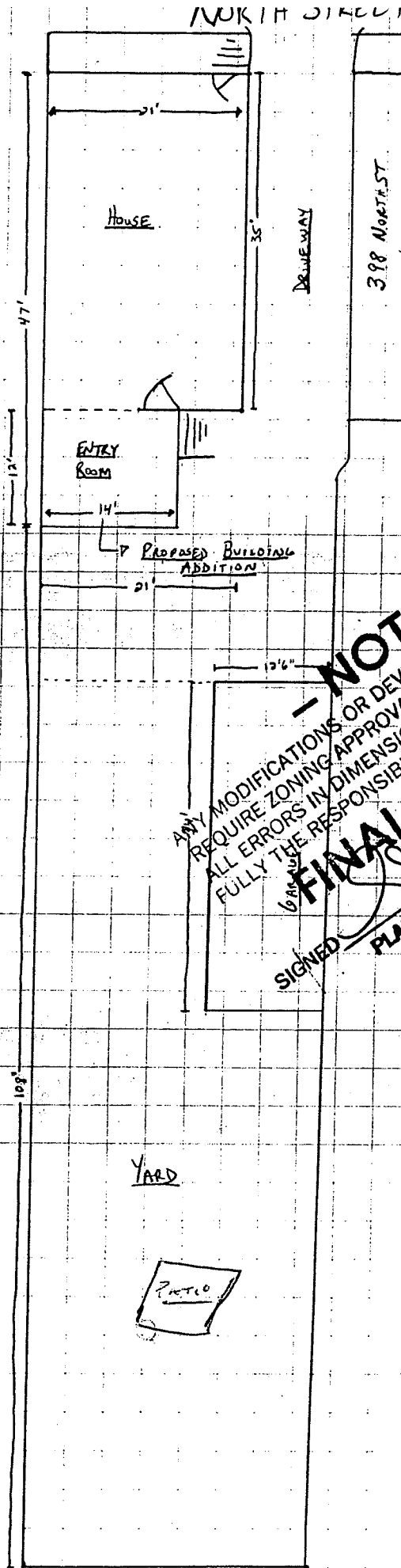
DATE: 07.14.2019
DRAWN: ABC

A4-0

400 NORTH STREET
BURLINGTON, VT
05401
863-4640

PROPOSED ADDITION
WITH NEW FOOTPRINT
AND PROPERTY LINES

DANS COURT (ROAD)



NOTE -
ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL
SIGNED: *[Signature]* DATE: 5.1
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

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APR 30 1999
DEPT. OF
PLANNING & ZONING

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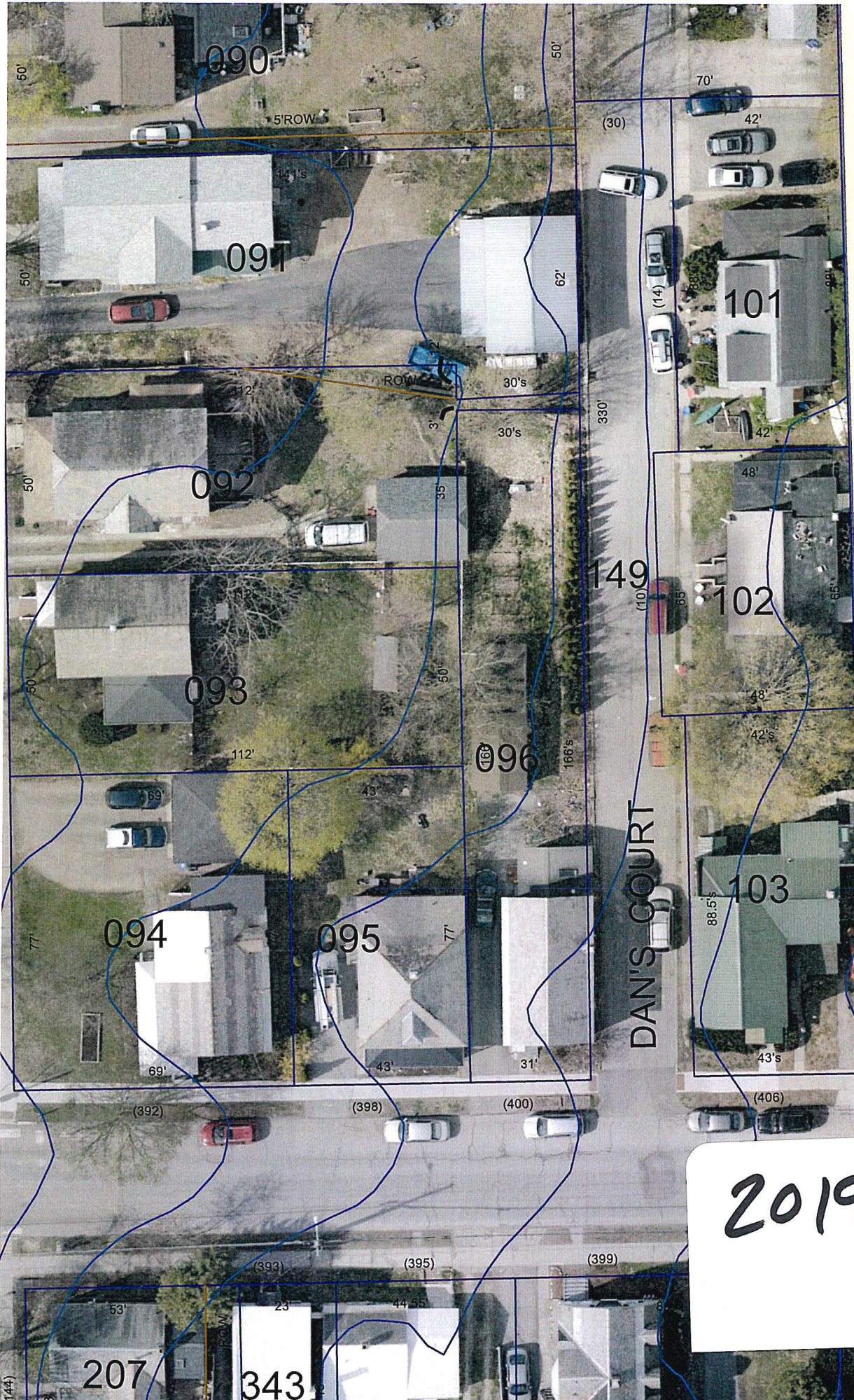
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2019



2013



Ryan Morrison

From: James Sherrard
Sent: Wednesday, September 09, 2020 2:12 PM
To: Ryan Morrison
Subject: RE: 400 North St.

Ryan,

At this point I would request that the applicant respond to my email and address the concerns brought forth by the applicant to facilitate my review.



James Sherrard | Stormwater Program Coordinator
Water Resources Division

235 Penny Lane | P.O. Box 878
Burlington, VT 05401
(802) 863-4501 office | (802) 503-7027 mobile
jsherrard@burlingtonvt.gov

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

From: Ryan Morrison
Sent: Tuesday, September 8, 2020 12:54 PM
To: James Sherrard <jsherrard@burlingtonvt.gov>
Subject: Re: 400 North St.

It does seem reasonable. I will certainly add this and your email to the applicant to the DRB packet for next week's meeting. If you wish to provide additional detail in writing highlighting your concerns to the DRB, I will include that for their review.

From: James Sherrard <jsherrard@burlingtonvt.gov>
Sent: Tuesday, September 8, 2020 12:35 PM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: RE: 400 North St.

Ryan,

This does seem to be a reasonable concern from Mr. Cleary. So you know, I reached out to the applicant on August 28th and have yet to receive a reply. My email to him is attached.

How do you suggest we proceed? I think we should take Mr. Cleary's outreach seriously and that would involve putting the onus on the applicant to provide a plan addressing these concerns.

James



James Sherrard | Stormwater Program Coordinator
Water Resources Division

235 Penny Lane | P.O. Box 878
Burlington, VT 05401
(802) 863-4501 office | (802) 503-7027 mobile
jsherrard@burlingtonvt.gov

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

From: Joseph Campanella Cleary <campanella.cleary@gmail.com>

Sent: Tuesday, September 8, 2020 9:33 AM

To: Ryan Morrison <rmorrison@burlingtonvt.gov>; James Sherrard <jsherrard@burlingtonvt.gov>

Subject: 400 North St.

[WARNING]: External Message

Thanks,

A couple more questions:

Do you see anywhere in the proposal that shows the difference in elevation/grade between Dans Ct. and the lot, or explains how the driveway will be built? It will have to either be filled/graded up several feet, or have a very steep entry, both of which concern us. I've attached photos which show Dan's court during a rainstorm. There are views looking North and South West, where you can see how our garage sits just below grade at the property line. You can see that water collects in this area to drain, and already overflows the curb when the storm drain cannot handle the volume. A curb cut or driveway would drain all of this water directly into our backyard and garage. If the city allows this, it will be an absolute failure of the new ADU standard to protect current homeowners.

I've copied James Sherrard on this to share my concerns about stormwater...

Even if the driveway is rejected, the whole area is on a grade, and we are very concerned about stormwater pouring down the back of our garage from the roof in that area. The plans don't seem to address the grade of the property, or propose regrading (which seems to be necessary), or include any drainage work that would minimize damage to our garage. Due to the grade, and current runoff problems, it seems that 5' is not enough of a setback in this area.

The garage is labeled "exterior shed" in the plans, but it is a full 2 car garage, and I have worked to stop water from flowing into the east side of the building since we purchased our property. A large roof shedding water and snow in this area will absolutely cause real damage to the building, in an area that is difficult to deal with, i.e. the garage wall is on the property line, and it is impossible for me to install runoff mitigation, and difficult to repair.

From Dan's court to the 400 N. St property there is a 2-3' retaining wall, and then another 1' drop to our property, and the driveway continues

to grade down toward

Is there any other information that you can provide at this time? I'm very concerned about the application of the n
ADU
ordinance in an area that already has problems with runoff and stormwater.

Thanks,

Joe Cleary
158 N. Willard St.

Begin forwarded message:

From: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: Re: 400 North St.
Date: July 31, 2020 at 9:18:56 AM EDT
To: Joseph Campanella Cleary <campanella.cleary@gmail.com>

Hi Joseph.

As long as the pre-existing lot coverage is legit (either pre-dating the current regulations or grandfathered), then the City Council allowed for there to be an excess in lot coverage up to 650 sf for accessory dwelling units - the new ordinance was passed several months ago.

Regarding the curb cut and increase in runoff, those are Public Works Dept. matters...

Contact Caleb Manna about the curb cut - cmanna@burlingtonvt.gov
Contact James Sherrard about the runoff - jsherrard@burlingtonvt.gov

You can submit written comments any time that the DRB will see, and/or attend the hearing.

DRB meetings are being held online (Zoom). This application is being heard on Sept. 15th. Here is the link to the page that will have the agenda and meeting link uploaded within a week or so of that meeting. <https://www.burlingtonvt.gov/DPI/DRB/Agendas>

I am working from home 3-4 days a week, so feel free to call me anytime. 802-496-7221.

Ryan Morrison
Associate Planner
City of Burlington

From: Joseph Campanella Cleary <campanella.cleary@gmail.com>
Sent: Thursday, July 30, 2020 12:32 PM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: Re: 400 North St.

[WARNING]: External Message

Thanks! We do have a lot of questions, especially regarding the proposed expansion of (existing but non-conforming) lot coverage, the proposed driveway from Dan's Ct. which would require a curb cut into a 3' drop/retaining wall, and the exponential increase

in runoff our garage and property would receive as a result. I don't think that the drawings or plan show the change in grade from Dan's Ct westward, but it is a major concern that the additional impervious area, up to 57% coverage (as proposed), would cause flooding of our garage and property damage on an ongoing basis. I believe other neighbors have similar concerns.

For reference, we are at 158 N. Willard St. and are inquiring re: ZP# 21-0076CA/CU.

I'm also curious about the permit process during the pandemic and office closures. What is the timeline for permit processing, and how are DRB hearings being held?

Could you give me a call when you have a chance? I think that would be the most efficient way to address our questions, if we both have the proposal in front of us. 802.310.4666

Best,
Joe Cleary

On Jul 30, 2020, at 7:27 AM, Ryan Morrison <rmorrison@burlingtonvt.gov> wrote:

Joe.

I am the person to contact with questions. Let me know if you have any.

Ryan Morrison
Associate Planner
City of Burlington

From: Joseph Campanella Cleary <campanella.cleary@gmail.com>
Sent: Wednesday, July 29, 2020 6:41 PM
To: Alison Davis <adavis@burlingtonvt.gov>
Cc: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: Re: 400 North St.

[WARNING]: External Message

Thanks, Ali...is Ryan (whom you cc'd) the point person/planner to direct further questions?

best,
Joe Cleary

> On Jul 28, 2020, at 10:23 AM, Alison Davis <adavis@burlingtonvt.gov> wrote:

>

> Hi Joe,

> Attached is the application for 400 Street to remove garage, construct accessory dwelling unit in backyard, with driveway and parking reconstruction. Please let me know if you have trouble viewing the application.

>

> Thanks,

> Ali

>
> Alison Davis
> Zoning Clerk
>
> Department of Permitting and Inspections
> City of Burlington
> 645 Pine Street- Suite A
> Burlington, VT 05401
> 802-865-7188 (main)
> 802-863-0466 (fax)
> www.burlingtonvt.gov/PZ
> Check on your permit's status here: <https://www.burlingtonvt.gov/PZ/Status>
>
> Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.
>
>
>
> -----Original Message-----
> From: Joseph Campanella Cleary <campanella.cleary@gmail.com>
> Sent: Monday, July 27, 2020 1:18 PM
> To: Alison Davis <adavis@burlingtonvt.gov>
> Subject: 400 North St.
>
> [WARNING]: External Message
>
>
> Hello,
> I'm looking for more information on ZP# 21-0076CA/CU, demolition and construction proposed for 400 N. Street.
> Do you have the application and plans (all documents submitted by applicant) in an electronic form that you could email, or do I need to stop by the office?
>
> Thanks!
>
> Joe Cleary
> 158 N. Willard St.
> <400 north st052546.pdf>











Email correspondence from Carolyn Hanson, October 14, 2020

Side yard, erosion & run off, was grass covered before project began



Driving all over green belt. Damaged in three different places.

Email correspondence from Carolyn Hanson, October 14, 2020



All sorts of equipment & trailers, 4 different ones today, parked on the property. Three Hoop houses to store more equipment erected in the back & side yard. Cars are parked all night & day on what used to be the grass even though there is street parking available. It appears to be a junkyard for storage rather than a construction site.



Dear DRB board,

Thank you for taking the time to review the project underway at 119 Spruce. I live across the street & wish to object to the application. First, a great majority of the work applied for has already been done illegally. Second, the property already has a perfectly good garden storage shed that fit with the size & style of the neighborhood that was torn down prematurely. Third, the permit process in Burlington depends on integrity & truthfulness. The city does not have the resources to carefully police every building project to ensure compliance. Based on the track record here, the board would be mistaken to assume that what the applicant proposes is what he will actually build. There are people currently living in the house, which I understand is not habitable, and the conditions & regulations, such as not working on Sunday & having proper lead abatement precautions in place before performing work, are not being followed. I would

Email correspondence from Carolyn Hanson, October 14, 2020

recommend against awarding any permits unless & until all plans for the property are ready for review. The property currently has no driveway. Is the applicant intending to apply for one? The property now has no garage. Is the applicant intending to apply for one? The applicant needs to demonstrate compliance & respect for the rules that everyone else must follow before seeking permits to build additional structures. I've separately emailed Scott Gustin several photos of the property which I would respectfully request that the board review.

Thank you, Carolyn Hanson

While writing my comments another van showed up & parked this way in the property.



Dear DRB,

In addition to my public comments & photos of 119 Spruce, I would like to bring to the board's attention

Email correspondence from Carolyn Hanson, October 14, 2020

the work that is being done next door. I am grateful that the board is carefully reviewing 119 Spruce, especially because the adjacent property is building a large parking area & workshop that are out of scale of the neighborhood. When I contacted the city, i was told that the project received an administrative permit so no DRB review was necessary. I was told that as long as the workshop was no closer to the street than the house, it complied. Having the structure so close to the street & with a parking lot in front of it, is quite jarring.

Fortunately, unlike the applicant at 119, the owners do live in the house & the work is being done in a professional manner, but it does not fit with our neighborhood. I'm not sure there is much the DRB can do about it now, but I wanted to call it to your attention since I do think work of this scale should require your considered review. And also because I don't think our neighborhood can absorb another ill-conceived project next door at 119.

Thank you,
Carolyn Hanson



FILED

JAN 3 2019

STATE OF VERMONT

VERMONT
SUPERIOR COURT
ENVIRONMENTAL DIVISION

SUPERIOR COURT

ENVIRONMENTAL DIVISION
DOCKET NO. 77-7-18 Vtec

In Re:)
SISTERS & BROTHERS INV. GROUP, LLP)

STIPULATION OF DISMISSAL WITH PREJUDICE

The Parties, Applicant/Appellant Sisters & Brothers Inv. Group, LLP, and Appellee, City of Burlington, by their respective attorneys, hereby stipulate pursuant to V.R.C.P. 41(a)(1)(ii) that the above-captioned matter shall be dismissed with prejudice.

Each Party shall be responsible for its own attorney's fees and costs regarding the above-referenced matter.

WHEREFORE, the parties request that the Court enter an order dismissing the case with prejudice.

Dated at Burlington, Vermont this 31st day of December, 2018.

APPLICANT/APELLANT

CITY OF BURLINGTON

BY: David H. Greenberg
David H. Greenberg, Esq.

BY: Kimberlee J. Sturtevant
Kimberlee J. Sturtevant, Esq.

I, Thomas Dettre, Interested Person in the above-referenced matter, do hereby agree and consent to this Stipulation of Dismissal with Prejudice.

By: Thomas C Dettre
Thomas Dettre

SO ORDERED.

DATED at Burlington, Vermont, this 3rd day of January, 2019.

By: Thomas G. Walsh
Thomas G. Walsh, Judge
Superior Court, Environmental Division

FILED

JAN 3 2019

VERMONT
SUPERIOR COURT
ENVIRONMENTAL DIVISION

STATE OF VERMONT

SUPERIOR COURT

ENVIRONMENTAL DIVISION
DOCKET NO. 77-7-18 Vtec

In Re:)
SISTERS & BROTHERS INV. GROUP, LLP)

AGREEMENT

NOW COME the Parties, Applicant/Appellant Sisters & Brothers Inv. Group, LLP, and Appellee, City of Burlington, and hereby enter into this Agreement to resolve the above-referenced matter.

WHEREAS, in a decision dated June 25, 2018 the Burlington Development Review Board upheld an administrative determination that the conditional approval for a proposed 57-unit residential building with associated underground parking that Applicant/Appellant originally obtained on July 2, 2013 (ZP13-0650CA/MA) had expired for failure to commence in the required time period (ZP18-1007AP);

WHEREAS, Applicant/Appellant appealed this decision to the Vermont Superior Court-Environmental Division and that appeal contested the basis of the above-referenced matter; and

WHEREAS, both parties agree it is in their mutual interest to resolve this matter without use of further judicial resources.

NOW THEREFORE IT IS AGREED, by and between the City/Appellee and Applicant/Appellant as follows:

In Re: Sisters & Brothers Inv. Group, LLP, Docket No. 77-7-18 Vtec,
110 Riverside Avenue, Tax Lot #046-3-081-000
Agreement, December, 2018
Page 1 of 3

1. On or before June 30, 2019, Applicant/Appellant may reapply for a zoning permit for its project described as a 57-unit residential building with associated underground parking at 110 Riverside Avenue for \$130 (base permit fee of \$150 minus a \$20 credit), there would be no other zoning application fee or DRF (Development Review Fees). The only thing that would increase the application or DRF fee would be if the cost of construction ends up being greater than estimated (this is the same for any other project). Appellee understands that the estimated cost of construction for ZP13-0650CA/MA was \$4,560,000 (as submitted per requirement of condition #2 of the original permit). This would be the starting point for any changes in the ECC and corresponding fees (if the ECC goes up, Applicant/Appellant shall be responsible for any increase in fees, if the ECC goes down, there will not be a refund from Appellee).
2. Impact fees would be due at least seven days prior to occupancy (this is standard).
3. After June 30, 2019, any future application would be considered as new, with new fees, process, etc.
4. Each Party shall be responsible for its own attorney's fees and costs regarding the above-referenced matter.
5. In the event Applicant/Appellant does re-apply for the above zoning permit on or before June 30, 2019, the application shall be reviewed by the Development Review Board pursuant to the same substantive standards that were used regarding the zoning permit obtained by Appellant on July 2, 2013 as described above.
6. The parties shall submit an Order to the Court dismissing the above captioned appeal on the basis of this Agreement.

Dated at Burlington, Vermont this 27th day of December, 2018.

David Greenberg
Witness

APPLICANT/APELLANT
Sisters & Brothers Investment Group
LLP
By: Joseph Handy
Joseph Handy, Duly Authorized

Approved as to Form:

David H. Greenberg
David H. Greenberg, Esq.

Dated at Burlington, Vermont this 31st day of December, 2018.

Kimberlee J. Sturtevant
Witness

CITY OF BURLINGTON
By: David White
David White, Zoning Administrative
Officer and Director, Department of
Planning and Zoning
Duly Authorized

Approved as to Form:

Kimberlee J. Sturtevant
Kimberlee J. Sturtevant, Esq.

I, Thomas Dettre, Interested Person in the above-referenced matter, do hereby agree
and consent to this Agreement.

By: Thomas C Dettre
Thomas Dettre

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
Caitlin Halpert
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, October 20, 2020, 5:00 PM

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/86710891787?pwd=YVF0TjAzNkF6bkhFalZndVFHUTZFdz09>

Webinar ID: 867 1089 1787

Password: 842557

Telephone: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or
+1 669 900 6833 or +1 253 215 8782

Minutes

Board Members Present: Brad Rabinowitz, AJ LaRosa, Springer Harris, Brooks McArthur, Kienan Christianson, Geoff Hand, Sean McKenzie (Alt)

Board Members Absent: Caitlin Halpert, Ravi Venkataraman (Alt)

I. Agenda

B. Rabinowitz: No changes to agenda

II. Communications

B. Rabinowitz: Nothing other than what is in the packet

III. Minutes

B. Rabinowitz: Last meeting's minutes included in packet

IV. Consent

1. 21-0319CU; 77-79 Buell Street (RH, Ward 8E) Ellis McArdle

Establish bed and breakfast use. (Project Manager: Scott Gustin)

Moved to public hearing item

Jamie Sharpe and Ellis McArdle appeared on behalf of the application

Public: Anne Brena

B. Rabinowitz: Explains that application is recommended for approval as a consent item and there are recommended conditions of approval. Asks if applicant has reviewed staff report and staff recommendations, and if they have any disagreements with them.

J. Sharpe: No disagreement

B. Rabinowitz: Asks if any members of the Board object to treating this item as consent.

No objections

B. Rabinowitz: Asks if there is anyone from the public who has comments for application.

Item moved to public hearing

A. Brena: Abuts property. Questions how rental will be managed. Hopes neighborhood will stay quiet and clean.

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 Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Printed on 100% Recycled Paper

J. Sharpe: Have owned the property since Fall 2018 and have been renting it out periodically it since then. Asking for the legal permit for this use.

B. Rabinowitz: Confirms if the property owner resides on the property.

J. Sharpe: Correct

B. Rabinowitz: Confirms there are conditions regarding time constraints to when people can arrive and check-in.

J. Sharpe: Correct

B. Rabinowitz: Asks about neighborhood etiquette

E. McArdle: They have found that the AirBnB guests are highly incentivized to have good behavior. Have found that short-term rental guests add value to neighborhoods

B. Rabinowitz: Asks if any Board members have questions about application

G. Hand: Asks to confirm that it is only one of the units that is being used as a short-term rental.

E. McArdle: Correct

S. Harris: Asks if this application is because of a recent violation warning for running the bed and breakfast without the permit.

J. Sharpe: Received a notice that it was unpermitted this summer.

B. Rabinowitz: Asks if public has any more questions

None

2. 21-0291SD; 90 Cottage Grove (RL, Ward 4N) Marc and Jessica Valin

Combined preliminary/final plat review of 2-lot subdivision. (Project Manager: Scott Gustin)

Marc Valin appeared on behalf of application

No public appeared to speak on application

B. Rabinowitz: Explains that application is recommended for approval as a consent item and there are recommended conditions of approval. Asks if applicant has reviewed staff report and staff recommendations, and if they have any disagreements with them.

M. Valin: No disagreements.

B. Rabinowitz: Asks if any members of the Board object to treating this item as consent.

No objections

B. Rabinowitz: Asks if there is anyone from the public who has comments for application.

No public

S. Harris: Motion to pass the application and adopt staff findings

K. Christianson: Seconds

7-0-0

V. Public Hearing

1. 21-0287CA/CU; 119 Spruce Street (RL, Ward 6S) Chris Khamnei

Demolish garage and replace with garden shed. Siding alteration. Remove and replace one window. (Project Manager: Scott Gustin)

Chris Khamnei appeared on behalf of application

Public: Ken Hampel (354 South Union Street)

B. Rabinowitz: Explains that staff is recommending approval for application. Asks about current condition of site

C. Khamnei: Gives brief overview of what is going on at property. Explains neighbor submitted application to remove driveways and garages. Neighbor did not include in application to remove 119 Spruce St garage. Garage was listed as historical, needs a replacement garage if demolishing the existing garage. Driveway had already been permitted to be removed. Proposing shed to replace garage, with proper setbacks.

B. Rabinowitz: Asks if there is no new garage at this time

C. Khamnei: Correct

B. Rabinowitz: Asks which driveway is in use or if it's currently being built

C. Khamnei: Partially being used because they are able to drive on it and work on the house, but no curb cut has been made. Notices that site plan is incorrect. Submitted wrong site plan. The East boundary is in the incorrect location.

S. Gustin: Would have to be a separate application for a boundary line adjustment.

B. Rabinowitz: Package seems clear for what you want to do. The boundary line issue will have to wait until the permit is approved.

S. Harris: Asks to confirm if the work has been happening without the issuance of the permit

C. Khamnei: The garage has been demolished, but nothing else has been built.

B. Rabinowitz: Asks if applicant is planting grass. Referring to pictures

S. Harris: Pictures show that a lot is going on at the site. Asks to clarify

B. Rabinowitz: Does not look like driveway currently exists. Asks what the driveway is made out of.

C. Khamnei: Nothing right now, just dirt.

B. Rabinowitz: Clarifies that the driveway on site plan is not constructed yet.

C. Khamnei: Correct. Project is in transition, driveway is not constructed yet

K. Christianson: Has questions regarding public comments. Asks about people living in the home and if work is being done on Sundays.

C. Khamnei: Not aware of rule for construction to not be done on Sundays without permission. Not aware if crew was working on Sundays.

K. Hampel: Yard is set up like a work area. Four or five hoop houses and trailer on property. Driveway work is not allowed to start until stormwater plan is approved, not sure if that has been submitted. Property has a lot of construction vehicles there, no construction really happening, excavation has happened over one month ago. Crew members living in house.

B. Rabinowitz: We do not have jurisdiction about if people are living in the house or not, but we are concerned with where people are parking on the site.

C. Khamnei: Project is stale because we are waiting for permits to move forward.

B. Rabinowitz: You have approval for the driveway, you can move forward with that.

C. Khamnei: Thought stormwater plan is needed. Explains excavation work that was done

B. Rabinowitz: No reason for people to be parking on the site without the driveway. Asks if there are any other questions for applicant from the Board.

Closes public hearing

2. 19-0980CA/MA; 110 Riverside Ave (NAC-RC, Ward 1E) Sisters & Brothers Investment Group LLP

57-unit apartment building with underground parking. (Project Manager: Scott Gustin)

Steve Guild, Joe Handy, and Brian appeared on behalf of application

Public: Sharon Bushor, Jason Stuffle (316 Colchester Ave), and Bob Butani

S. Gustin: Explains that the original application for this project was in ~2013, timed out with extensions, went to court, there was a settlement a few years ago that applicant could reapply with no additional fee. This is a continuation of the most recent review from February and then most recently deferred to Oct 20. This is the second and final 3-month time extension runs out.

B. Rabinowitz: Asks to recap that this is focused on the retainage and shoring of bank behind this building. Looking for engineering verification and City review of that.

S. Gustin: Three items were needed when the Board last took action on item to reopen hearing. 1) City Engineer's approval of retaining wall and associated easement of neighboring property, 2) Stormwater management plan, and 3) Tree retention and protection along bank. Everything has been addressed except for the stormwater item. Oddity is that we have stormwater remaining as outstanding item, but applicant wishes to defer again and we cannot.

B. Rabinowitz: Asks for applicant to explain current situation

S. Guild: Main issue was communicating with neighbors. City approved shoring for retaining wall, but neighbors not cooperating with easement. Asked for extension to try and communicate and find agreement with neighbors. Since they could not get easement from neighbors, they thought best option would be to scale the building down. Asking for an extension to revise application to reduce size of building to not have to deal with shoring and easements.

B. Rabinowitz: Asks if stipulation between City and applicant relates to the time duration of the review

K. Sturtevant: Relates to when they can apply again and have the same fee. Intent of stipulation was to give a time limit for when they are able to come in and still have the same fee. Had to do that by June of 2019, and they did that, and then the clock starts once it's applied for.

B. Rabinowitz: If they are coming back with a revised building plan, which means it will be different stormwater, parking, shoring, everything, what is the advantage to not having a new application?

S. Guild: Applicant does not want to have to pay another application fee. Want to use the same fee because of the same use and site, but just new reduced building

G. Hand: Asks if applicant agrees that the City will have to go through the entire review process with the new building and if that will take time and/or effort.

S. Guild: Smaller building and reducing the parking, trying to eliminate any shoring. Trying not to lose the application fee.

G. Hand: Challenge is that the Ordinance is not written to give Board discretion to extend the application longer than today's meeting

A. LaRosa: Asks if they have to act on the application or if they have to hear it and then go into deliberation. We can't continue the public hearing.

S. Gustin: Board needs to close the public hearing and either approve or deny

B. Rabinowitz: Board asking for more information would not mean the application is not complete

S. Gustin: Difference between complete and compliant

S. Guild: Not a new application, just a revised application that does not include shoring for retaining wall.

K. Christianson: Asks about time limit flexibility regarding covid

S. Gustin: In addition to the Board extensions, there was a 90-day covid extension for timelines including this application.

S. Guild: Site is not in great condition, applicant is looking to improve conditions. Asking for extension to remodel the building and keep the application fee.

S. Harris: Asks applicant if a new site plan is submitted, if they feel like the City resources used to review that plan should be associated with a new fee.

S. Guild: No, it would be a revised application. Don't know why the old fee wouldn't cover that

G. Hand: Asks Kim Sturtevant if the Board can take this under advisement and allow revision within construct of our deliberation. Public hearing would need to be reopened. Asks if there is any avenue in Ordinance that allows them to extend beyond what is provided in that section.

K. Sturtevant: Can close the hearing and deliberate. That section was added in the Ordinance because of applications that take too long and when people are asking for more and more time.

B. Rabinowitz: With a new submission, there is a lot of work that goes into the review of the application by City departments that would be involved, which the fee covers.

G. Hand: Wants to clarify that there were also issues with stormwater for this project

S. Gustin: Correct

B. Rabinowitz: Asks if Board has any other questions for applicant.

None

J. Stuffle: Appreciates the willingness to update plan to smaller building that does not impact the hill. There has been considerable amount of time and effort reviewing application. Long process of being drawn out, application needs to be submitted again as a new submission. New people live here that did not live here in 2013, we need their public input as a new project.

B. Butani: Asks if applicant has reviewed geological survey done for Riverside Ave

B. Rabinowitz: Applicant has had extensive engineering review

S. Bushor: Reading staff comments, outstanding issue was stormwater. Needs stormwater review, erosion is an issue with this property location. Supports this project, but application and review has not been completed, hopes it does not receive approval. From 2013-today, stormwater management has changed, would be detrimental to apply standards from seven years ago.

S. Gustin: Standards change over time, that is why permits applications have time limits. Two significant in CDO since original changes would be inclusionary standards and parking standards.

B. Rabinowitz: Closes public hearing

3. 21-0076CA/CU; 400 North St (RL, Ward 1E) William McKenna

Continued hearing to remove garage; construct accessory dwelling unit in backyard; driveway and parking reconstruction. (Project Manager: Ryan Morrison)

Will McKenna appeared on behalf of application

Public: Joseph Cleary

B. Rabinowitz: Explains that this is something that has been reviewed before. There were two issues, access of driveway from street and what topography is like, and how stormwater was going to be dealt with on the backside of the property.

W. McKenna: Met with James Sherrard for stormwater and were able to come to consensus that problem on street is that it was designed to flow into catch basin on Dan's Court, but is not functional. Problems with stormwater run-off is because the catch basin is not working properly. Asks what needs to be done to satisfy the City. Explains note from James Sherrard.

B. Rabinowitz: Asks if there is a way to do this building and not add stormwater to the rear of the adjacent property. A gutter on the shed roof would take the water and not place it on the neighbor's property.

A. LaRosa: Explains that there is a need for EPSC approval before they can approve the zoning application.

G. Hand: Need EPSC approval and more detail on what driveway is proposed to look like.

S. Harris: We can defer and give you more time to find a solution

B. Rabinowitz: Asks if public has anything to add

J. Cleary: Attending meeting to see if plans that were requested were submitted. Concerns with Dan's Court. Asks if there has been permission for a curb-cut.

W. McKenna: No permission yet.

J. Cleary: Concern with runoff. There are ways with engineering to mitigate stormwater. Concerns with catch basin condition.

K. Christianson: Motion to defer action until December 1st.

S. Harris: Seconds

7-0-0

VI. Adjournment

Meeting adjourned at 7:02pm

Bradford L. Rabinowitz, Chair of Development Review Board

Date



Alison Davis, Zoning Clerk

Date

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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 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/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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