

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Brad Rabinowitz

AJ LaRosa

Springer Harris

Geoff Hand

Zoraya Hightower

Brooks McArthur

Kienan Christianson

Sean McKenzie, (Alternate)

Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday October 1st, 2019, 5:00 PM

PUBLIC HEARING NOTICE

**The Burlington Development Review Board will hold a meeting on
Tuesday October 1st, 2019, at 5:00 PM in Contois Auditorium, City Hall.**

- 1. 20-0260CU; 94 Colchester Ave (I, Ward 1E) Colchester Avenue
Housing, LLC
Change of use to Beauty Salon**

Plans may be viewed in the Zoning Division Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning Division office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drdb/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 Department of Permitting and Inspections; 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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Department of Permitting & Inspections

Zoning Division
149 Church 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
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: October 1, 2019
RE: 19-0930CA; 221-223 Saint Paul 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.

Zone: FD5 Ward: 5S

Owner/Appellant: Dennis Ailor / Chris Khamnei

Request: Appeal of administrative zoning permit approval to re-grade and stabilize slope where prior retaining wall was removed.

Overview:

The appellant is seeking to reverse the approval of an administrative zoning permit issued for grading and stabilization work. The proposed work runs the length of the shared property line between 221-223 St. Paul Street and 225-227 St. Paul Street. The appellant and appellee are owners of the two neighboring properties. The proposed work is intended to remedy the situation resulting from the unpermitted retaining wall removal, replacement, and subsequent removal of the failed replacement retaining wall.

The subject property is located in the Form District 5 (FD5). The proposed work is subject to the provisions of Article 14 of the Comprehensive Development Ordinance, specifically Sec. 14.4.6 (e) *Grading or Regrading of Sites*, and 14.6.8, (c) *Landscape Standards*.

Recommendation: Uphold issuance of zoning permit based on the following findings and conditions:

I. Findings:

This appeal is only of the zoning permit approval for grading and stabilization work. Some background information is provided for context.

A "non-applicability of zoning permit requirements" form was issued by the Department of Planning & Zoning July 19, 2017 for repairs to an existing retaining wall at 221-223 St. Paul Street. A related building permit was also issued for retaining wall repairs. Rather than repair the old stone retaining wall; however, it was removed and replaced with a new retaining wall of large concrete blocks in 2018. A notice of zoning violation was issued for unpermitted site work and other items in 2018. The wet spring weather of 2019 contributed to the quick failure of the new retaining wall. The city engineer, Norm Baldwin, issued a dangerous building order to the owner of 221-223 St. Paul Street (Dennis Ailor) May 14, 2019. That order remains outstanding; however, the concrete block retaining wall was removed later that month. A related stop work

order was issued by the city engineer. Mr. Ailor applied for a zoning permit May 30, 2019 to regrade and stabilize the length of area where the retaining wall had been removed. That zoning permit was approved June 25, 2019.

The zoning permit application included three alternative scenarios to regrade and stabilize the subject area. The applicant selected “Option 1.” This option includes no new structure and amounts to a substantial reduction in the angle of slope. The application materials include a site plan, cross section, and related erosion control and slope stabilization details. The application represents all work to occur on 221-223 St. Paul Street.

The zoning permit was approved June 25, 2019 within the 30-day administrative clock. As some items remained outstanding, the zoning permit was approved with two pre-release conditions:

1. Prior to release of the zoning permit, a revised site plan clearly depicting the limits of the proposed grading work and impacts, if any, to onsite parking shall be submitted subject to staff review and approval.
2. Prior to release of the zoning permit, the applicant shall fully resolve the outstanding Dangerous Building Order and Stop Work Order issued by the Department of Public Works and currently affecting the property.

Neither condition has been met. An appeal of the zoning permit was filed by neighboring property owner (225-227 St. Paul Street), Chris Khamnei, on June 27, 2019, within the 15-day appeal period.

The appeal asserts that the approved zoning permit legitimizes the placement of dirt along the appellant’s building at 225-227 St. Paul Street and requests that, instead, a new retaining wall system be designed and installed to hold the earth away from his building.

The proposed grading plans for Option 1 clearly depict soil being pulled back to a more gradual slope of 1’ vertical rise for every 2’ horizontal distance. No soil is permitted to be placed up against the neighboring building. The toe of the proposed slope is even with the grade of the adjacent property.

The provisions of Sec. 14.4.6 (e) *Grading or Regrading of Sites*, limit the height and placement of retaining walls and preclude construction of buildings that do not reflect existing topography. The proposed grading work includes no new retaining walls or buildings. Nor does it include substantial topographic alterations. It simply lessens the degree of slope. The relevant provision of 14.6.8, (c) *Landscape Standards* (specifically item iii) precludes bare earth. As proposed, the regraded slope would be stabilized with ground cover vegetation.

The present situation has gone on too long and has been exacerbated by work without, or prior to, permit approvals. The unstable slope between 221-223 St. Paul Street and 225-227 St. Paul Street needs to be remedied. Issuance of zoning permit 19-0930CA for grading and stabilization work enables this remedy.

II. Recommended Motion:

Uphold approval of zoning permit 19-0930CA.



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

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DEPARTMENT OF
PLANNING & ZONING

Appeal of an Administrative Decision Request

Use this form to appeal any Administrative Decision or Notice of Violation - See Sec. 12.2.2 of the Zoning Ordinance.

SUBJECT LOCATION ADDRESS: 221 Saint Paul Street, Burlington, VT 05401

Subject Property Owner: Dennis Ailor

Appellant: Chris C. Khamnei

Agent/Representative: _____

Mailing Address: 82 Overlake Park

City, St, Zip: Burlington, VT, 05401

Day Phone: (802) 222-6090 Email: chris@rentinvvt.com

Appellant Signature: _____

CHRIS C. KHAMNEI

Date: June 27, 2019

In order for your request to be considered complete, **ALL** of the following information **must** be provided, as applicable:

- ☒ The Appeal fee of \$250;
- ☒ Description of the decision under appeal;
- ☒ Description of the property subject to the appeal;
- ☒ Reference to the regulatory provisions applicable to the appeal;
- ☒ Relief requested by the appellant;
- ☒ Alleged grounds why such requested relief is believed proper under the circumstances.

Property owner of 221 Saint Paul St, Dennis Ailor ("Owner") was granted a permit for grading dirt necessary due to the removal of a retaining wall. In the summer of 2018, Owner removed a long standing historical redstone retaining wall located on my property on the predisposition the wall belonged to him (the wall may have belonged to him). Owner replaced it with ~50 concrete retaining blocks. No permit was requested or granted to perform the work although owner presented the wall was engineered and approved. In the Spring of 2019, due to the heavy rainfall, the concrete blocks tipped and the wall failed. Owner, again without permits, removed the wall, raised the grade and placed dirt upon my building wall (not foundational) once protected by a retaining wall causing it to collapse. Owner requests in his zoning application to accept this grading work on my building under dirt. The relief requested by appellant is that Owner install a retaining wall designed, engineered and approved to provide the necessary protection for the building to continue to exist. See attached pictures of site work with approximate dates.

Office Use Only:

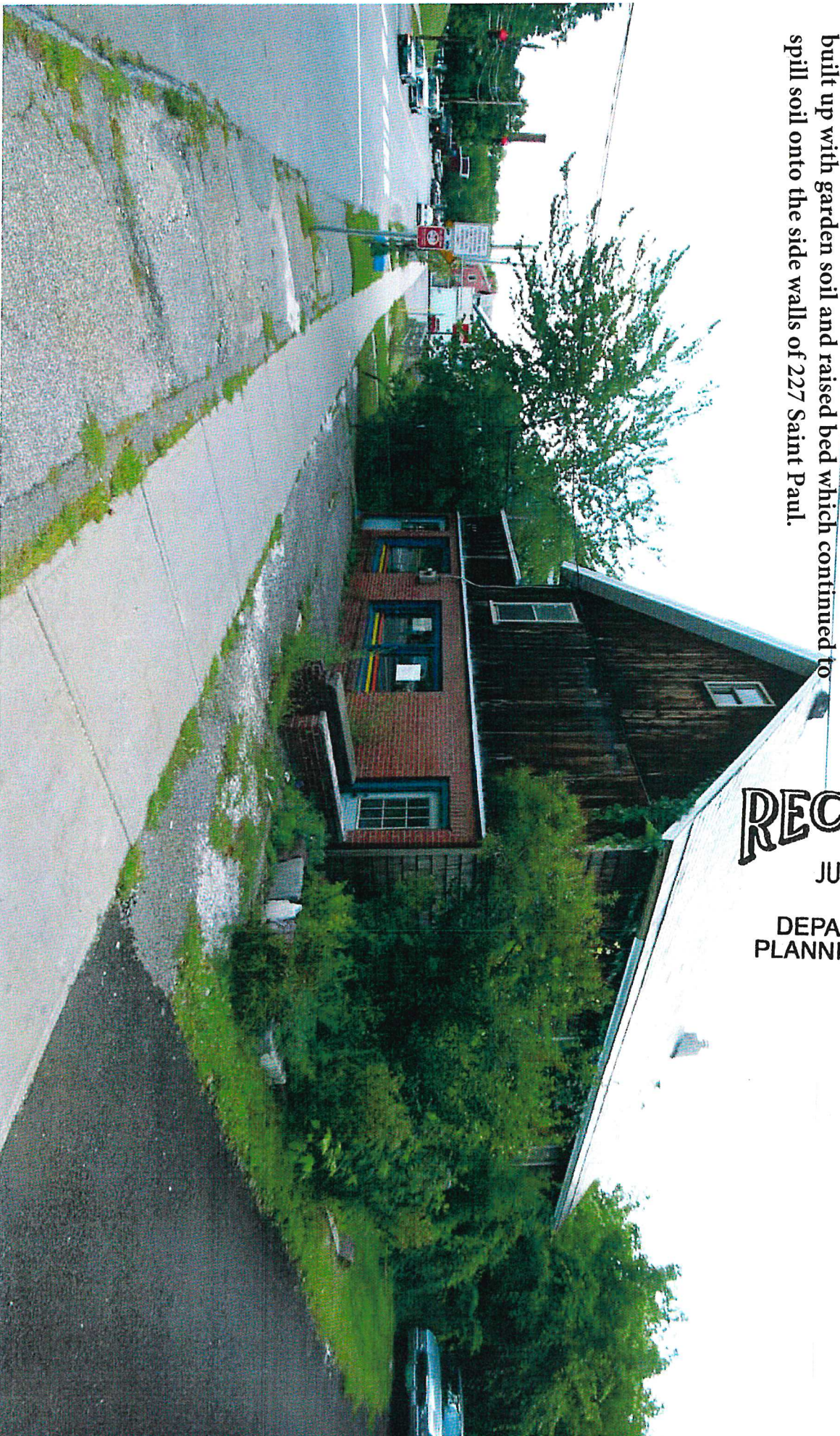
Check No. 7415 Amount Paid 250 Zoning Permit # _____

boundary between 221 Saint Paul Street ("221") and 227 Saint Paul Street ("227") in Burlington, Vermont. Zoning approved renovations had NOT yet occurred at 227. The section of green space in front of the car had NOT yet been built up with garden soil and raised bed which continued to spill soil onto the side walls of 227 Saint Paul.

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EXHIBIT

A

Date of picture is approximately Summer 2008 taken from east side of the property boundary. A massive redstone retaining wall was installed from the wooden staircase to the front of the building. At parts when standing in the gulley it measured nearly 12 feet high. The age and ownership of the retaining wall is presently unknown but being researched.

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EXHIBIT

B

Picture dated May 8, 2019. Owner of 221 removed redstone retaining wall in Summer 2018 and installed a concrete block retaining wall. Owner of 221 informed neighbors the wall was engineered and permitted to replace the redstone wall that he owned. In the Spring of 2019 with the heavy rain falls the concrete block retaining wall started to tip. Owner of 221 claimed to be preparing his site for sale and desired to expand the driveway and parking lot to be able sell it at a higher price.



EXHIBIT

C



CITY OF BURLINGTON
645 Pine Street

802.863.9094 VOX
802.863.0466 FAX
802.863.0450 TTY

www.burlingtonvt.gov/dpw

DEPARTMENT OF PUBLIC WORKS
Burlington, VT 05402-0849

Chapin Spencer
DIRECTOR OF PUBLIC WORKS

Norman J. Baldwin, P.E.
CITY ENGINEER, ASS'T DIRECTOR

Brad Biggie, Building Official
CITY OF BURLINGTON PUBLIC WORKS

Dangerous Building Inspection (Survey) Report & Order

CERTIFIED MAIL

May 14, 2019

Dennis Ailor
221-223 Saint Paul Street
Burlington, Vermont 05401

Attachments: 2 photo's Exhibits #1-#3

Re: 221-223 Saint Paul Street, Burlington, Vermont 05401

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I. APPLICABLE LAW

This inspection (survey) report and order is issued pursuant to Article III, § 8-45 of Chapter 8 of the Burlington Code of Ordinances ("BCO") and is based upon the inspection conducted.

II. FINDINGS OF FACT & CONCLUSIONS

A. I, Norman J. Baldwin, P.E., City Engineer for the Department of Public Works (DPW) in the City of Burlington. DPW administers the City's Vacant & Dangerous Building Inspection Program, pursuant to Article III of BCO Chapter 8. I have been delegated responsibility by the Department of Public Works Director to enforce the dangerous structures requirements of the ordinance, pursuant to BCO § 8-44. BCO § 8-45 obligates me to inspect a dangerous condition upon receiving information that the situation violates building, fire prevention and public safety ordinances or is otherwise in such unsafe condition that the public safety is endangered.

B. This department received a complaint from a member of the public on Friday, May 10, 2019 regarding a potential Dangerous Condition located at 221-223 Saint Paul Street. It was communicated that a block retaining wall located on the south side of the property at 221-223 Saint Paul Street in Burlington, Vermont was in a state of failure and placing people and property at risk.

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III. DANGEROUS CONDITION LOCATION

Located at 221-223 Saint Paul Street in the City of Burlington; The retaining wall is situated on the south side of the property at 221-223 St.Paul Street.

IV. RETAINING WALL DESCRIPTION

Retaining wall is a concrete ballast block wall, is stacked three(3) to four(4) blocks high, approximately seven(7) to eight(8) feet in height and approximately one hundred and fifty(150) feet in length. Individual blocks are dimensionally approximately 5' long, 3' tall, 2' depth, approximate weight 4,000-5,000 lbs.

V. INVESTIGATION

Both myself and City Building Inspector, Brad Biggie went to investigate the complaint at approximately 3:30 p.m., Friday May 10, 2019. We began by approaching the adjacent property owner at 225 Saint Paul Street, Chris Khamnei. He and his workers were working on the interior finishes of his building and he had brought to the back of his building that was storage space. That particular storage space had a side door on the north side of his property and provided an elevated view of the block retaining wall identified in the complaint. In examining the wall it was clear the wall was in a process of failure.

The retaining wall was approximately one(1) foot out of plumb in the seven(7) to eight(8) feet of vertical height of the wall. This retaining wall was supporting earth, parked vehicles about 3 feet from the face of the wall, a stockade fence. There was evidence of erosion and scouring of gravel from the parking lot just north of the wall.

I went further to ask Mr.Khamnei whom he believed owned the retaining wall and when it was constructed. I shared with me, that Mr.Ailor had built the wall and was done within the last year, that previously there was a red stone retaining wall. I had asked if there were survey markers delineating the limits of Mr.Khamnei's northern property boundary. Mr.Khamnei shared with me there were survey markers, and I concluded my conversation with Mr.Khamnei.

The retaining wall is proximate to Mr.Khamnei's Building that if it were to collapse it would impact his building and its foundation.

I attempted to firsthand witness the survey markers and had established there was one property marker fronting St.Paul Street. See attached **photo's** labeled **Exhibit #1**. From that it was determined at least a portion of the retaining wall was encroaching on 225 St.Paul Street. It was unclear to what extent given I did not have a clear line of sight to the survey marker to the west or if it existed at all.

I attempted to knock on the front door of my Ailor's building at 221-223 St.Paul Street, a number of times and was not successful at making contact with him as the owner of the property.

Returning to the office we had identified Building Permit #201725113500000 was issued to Mr.Ailor on September 5, 2017 with a scope of work described as "Repair portions of the existing retaining wall separating 2 properties.", in addition a Non-Applicable determination was issued by the Zoning Department. **Building Permit #201725113500000(See attached Exhibit #3)** remains in an "Issued" status with no further inspection or associated engineering design documents.

I believe the scope of work performed exceeds the limits of the scope of work described under Building Permit #201725113500000. Given the work performed to date included removal of the existing redstone rock retaining wall, with an entirely new wall made of concrete interlocking blocks.

A second attempt was made to make contact with Mr.Ailor and from our Permit records we attempted to call the contact number listed and was identified as a wrong number. What we did have on files was an email address and given the urgency of this issue an email was sent to Mr.Ailor to the email address(ailorinc@msn.com) as a Dangerous Building Order. See attached email labeled Exhibit 4.

VI. SUMMARY

- A. Based on the concrete retaining walls state of failed condition; as the City Engineer is the recommendation that Mr.Ailor and procure a Geotechnical Engineer, and a contractor properly insured and equipped contractor to dismantle the concrete block retaining wall. Scope of work will require:
- A written plan providing the details of how the wall will be dismantled, and by whom.
 - A properly equipped, insured and experienced contractor complete the work to remove the existing retaining wall.
 - Contractor provide the City with proof of adequate insurance coverage in advance of any work dismantle the wall.
 - Written permission from Mr.Khamnei to remove the existing retaining wall from Mr.Khamnei's property at 225 St.Paul Street.
 - Oversite be provided by a Licensed Professional Geotechnical Engineer in the State of Vermont strongly recommended, but not required, to safely oversee the process of dismantling the existing concrete retaining wall.
 - If there is a continued interest by Mr.Ailor to re-establish a retaining wall system, that he apply for and acquire all necessary city permits. His application would include a stamped set of design drawings ready for construction prepared by a Licensed Professional Engineer.

B. Pursuant to BCO § 8-45 (c), a notice of dangerousness will be placed in a conspicuous space upon the structure's exterior walls; said notice is not to be removed or defaced without my authority.

VII. ORDER OF ABATEMENT

BCO § 8-45 (a) states in pertinent part: "A building or structure or part thereof that is or becomes dangerous or unsafe shall be made safe and secure. If the building cannot be made safe or secure, the owner shall take down and remove the building."

With regard to this Order, BCO § 8-45 (a) states in pertinent part;

An owner of such a dangerous or unsafe building or structure who would make safe or would take down and remove a such building or structure pursuant to this section shall comply with all applicable building, fire

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PLANNING & ZONING

EXHIBIT

prevention, zoning ordinances and codes, including Article 15 of the zoning ordinance, the House Replacement Ordinance, and any other applicable code or ordinance.

Pursuant to Code of Ordinances § 8-45, and based on the conditions found on May 10, 2019 inspection, my conclusion is that the structure must be secured and made safe immediately; **I hereby ORDER the Owner; Dennis Ailor** to abate the dangerous conditions on the property and outlined **below in items A & B.** This order includes **submitting to this office with the items** indicate below under Item

IMMEDIATELY MAKE AREA SECURE AND MAKE SAFE AS DIRECTED BELOW

Consistent with previous verbal conversations, email and text communications with Mr. Ailor

A.) Short Term-Dismantle Concrete Retaining Wall-(within 15 business days of this Written Order)

- A Building Permit Application submitted and Permit retained within 10 days of the order to dismantle Retaining Wall, permit application will include the following:
 - The details of how the wall will be dismantled, and by whom.
 - Contact name, number, and qualifications of a properly equipped, insured and experienced contractor identified to complete the work to dismantle the existing retaining wall.
 - Written permission from Mr. Khamnei to remove the existing retaining wall from Mr. Khamnei's property at 225 St. Paul Street.
 - City Engineer strongly recommends, though not required, a Licensed Professional Geotechnical Engineer in the State of Vermont, assist in the process of overseeing the process to safely dismantle the existing concrete retaining wall.
- Dismantle Retaining Wall-Must be completed within 5 Business Days within the issuance of a Building Permit to dismantle the retaining wall

Long Term-Potentially Re-Establish Retaining Wall System(Future date beyond the successful dismantling of the existing retaining wall)

- If there is an interest in re-establishing a retaining wall. Our process will require the property owner to apply and acquire all necessary city permits which traditionally includes a Zoning Permit and a Building Permit.
- Building Permit will require the retaining wall system be designed by a Geotechnical Licensed Professional Engineer within the State of Vermont and stamped drawings will need to be provided.

B) COMPLETION DATE OF ORDER: All work binding by this order must be completed

- **Short Term-Dismantle Concrete Retaining Wall (15 business days) fourteen calendars from this order.**
- **Long Term-Elective Re-Establish Retaining Wall System-Follow Full Permitting process through Zoning and Trades Inspection Program**

VIII. STATEMENT OF PROCEDURAL RIGHTS

Pursuant to BCO § 8-45 (f), if Owner's are aggrieved by this Inspection (Survey) Report & Order, they may appeal to the Public Works Board of Appeals by requesting such appeal in writing to the Director of Public Works, 645 A Pine St., Burlington VT to include the following;

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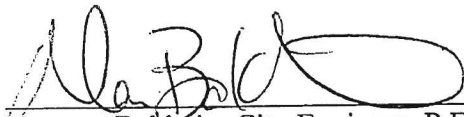
D

Submittals for appeals need to in a timely manner and within 10 days of the issued date of this order, define what order or decision being appealed and provide legal argument or bases of the appeal.

The Public Works Commission acts as the Board of Appeals and as a rule meet every third Wednesday of the month. This office will be in contact with the appellant to confirm dates, times and location where the case will be held and heard upon receipt and review of the appellant's documentation supporting their appeal.

Dated this May 19, 2019, in Burlington, Vermont, all work carried out needs to comply with all applicable sections of Federal laws and permit conditions as adopted and administered in City of Burlington and State of Vermont.

Sincerely,



Date

5/14/19

Norman Baldwin, City Engineer, P.E.
City of Burlington Department of Public Works

Attachments: Exhibits #1-#4

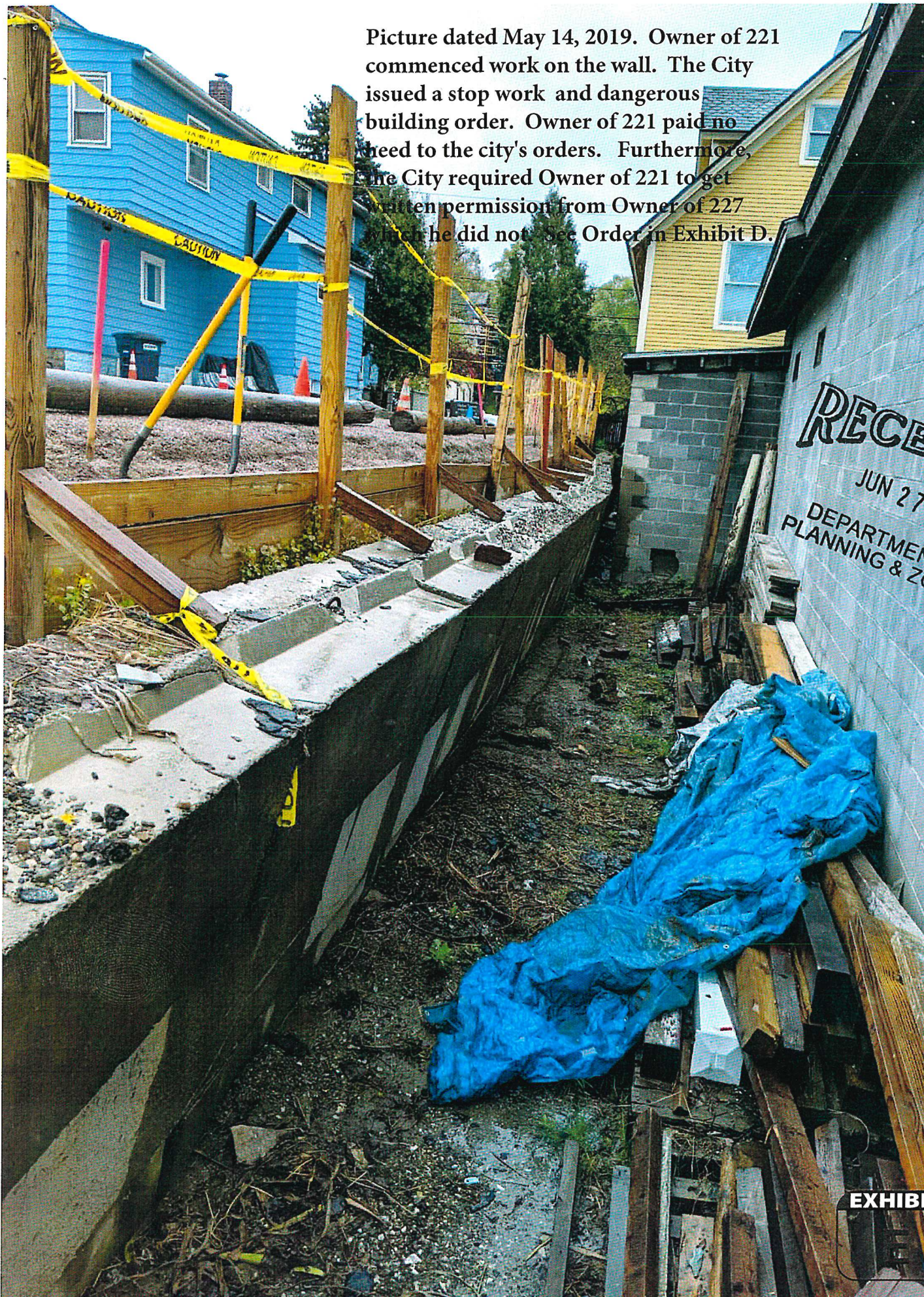
CC: Chapin Spencer, Director of Public Works
Nick Lopez, Assistant City Attorney
Scott Gustin, Planning & Zoning
Kimberlee J. Sturtevant, Assistant City Attorney
Barry Simays, City of Burlington Fire Marshal
William Ward, Code Enforcement

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EXHIBIT

D

Picture dated May 14, 2019. Owner of 221 commenced work on the wall. The City issued a stop work and dangerous building order. Owner of 221 paid no heed to the city's orders. Furthermore, the City required Owner of 221 to get written permission from Owner of 227 which he did not. See Order in Exhibit D.



Photograph dated May 16, 2019. In heated conversation, Owner of 221 claims that Owner of 227's tree and his stone foundation and that he welcomed a photograph of this because it would be a law suit that he would file. Curiously, if Owner of 227 Saint Paul owned the trees then he would also own the redstone retaining wall system. Both were on the property of 227 Saint Paul Street.



REC
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PLANNING & ZONING

Photograph dated May 16, 2019.
A crane pulled in to remove the
blocks. Because of the dangerous
situation the operator declined to
do the work and left.



EXHIBIT

property part of the old redstone retaining wall
removed in the Summer of 2018.



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EXHIBIT

H



Photograph dated May 16, 2019. After crane left, the owner himself operated a backhoe and removed the blocks.

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EXHIBIT

I



Photograph dated May 17, 2019.

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Photograph dated May 23, 2019. No city permits or neighbor permission has been granted. Project is following an undisclosed grading technique without engineering specification or supervision.

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PLANNING & ZONING

EXHIBIT

K



Photograph dated June 5, 2019. The rain water is deteriorating the grading technique and the soil embankment is rapidly eroding.

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PLANNING &

EXHIBIT

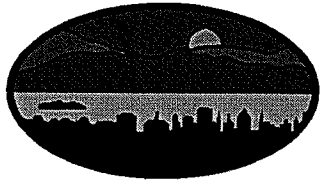
L

Photograph dated June 6, 2019. After the 100 ton retaining wall was removed, one of the non-foundation walls was buried by dirt by changing the original grade by over 8 feet. The pressure of the dirt popped the wall. Small stones projected upto ~8 feet from the wall. The buildings doors don't close indicative that the ~1860's building is resettling. The building has been vacated of all tenants.

EXHIBIT

M

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PLANNING & COMMUNITY DEVELOPMENT



ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 05/30/2019

Appeal Expiration Date: 07/10/2019

Project Location: 221-223 SAINT PAUL STREET

District: FD

Owner: Dennis Ailor

Ward: 5

Address: 221 SAINT PAUL ST
BURLINGTON VT 05401

Tax ID: 049-4-048-00

Project Type: Residential - Site Imp/Landscaping/Parking/Fence

Project Description: Re-grade and stabilize slope where prior retaining wall was removed.

Construction Cost:	\$20,000.00	Lot Size (Sq Ft):	8,772
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	40.00	Existing # of Parking Spaces:	3
Proposed % Lot Coverage:	40.00	Proposed # of Parking Spaces:	3
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	3

Zoning Permit #: 19-0930CA

Decision By: Administrative

Level of Review: 1

Decision: Approved w/ Pre-Release Conditions

See Requirements for Permit Release

Decision Date: June 25, 2019

Project File: NA

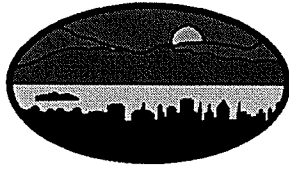
Zoning Administrative Officer

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on July 10, 2019.

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee(s):	\$70.00	Y	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Land Records Filing Fee:	\$10.00	Y	
Impact Fees:	Not Applicable		Building Permit Required: Yes

Permit Received by: _____

Date: _____



City of
Burlington, Vermont
149 Church Street

Zoning Permit - COA Level I – Conditions of Approval

ZP #: 19-0930CA

Tax ID: 049-4-048-000

Issue Date: June 25, 2019

Decision: Approved w/ Pre-Release
Conditions

Property Address: 221-223 SAINT PAUL STREET

Description: Re-grade and stabilize slope where prior retaining wall was removed.

Project Permit Conditions:

1. **Prior to release of the zoning permit**, a revised site plan clearly depicting the limits of the proposed grading work and impacts, if any, to onsite parking shall be submitted subject to staff review and approval.
2. **Prior to release of the zoning permit**, the applicant shall fully resolve the outstanding Dangerous Building Order and Stop Work Order issued by the Department of Public Works and currently affecting the property.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.

Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below.

2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **June 25, 2020**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **June 25, 2022**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

3. **Unified Certificate of Occupancy (UCO):** It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a UCO.

If the project is partially completed, meets “prior to issuance of a UCO” conditions of approval, meets all health and safety standards, and all municipal fees for the project are paid, a Temporary Zoning CO may be requested and issued. **Upon completion of the project**, applicant shall request and obtain a Final UCO from the Code Enforcement Office (located at 645 Pine Street). Additional information on how to request and obtain this UCO is available at this office. **Failure to obtain certificate of occupancy** places the property in violation of the CDO and is subject to enforcement.

In addition, **Failure to obtain a UCO within the time limits above is subject to** “after the fact” fees ranging from \$75 - \$1500 (in addition to the UCO fee).

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.
5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.
6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.
8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.
9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars (\$200) per day, municipal tickets, and/or additional permitting fees.
11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.
12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City.

If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.

13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.
14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont whichever is applicable.



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

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DEPARTMENT OF
PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 221/223 Saint Paul St

PROPERTY OWNER*: Dennis Ailor

*If condominium unit, written approval from the Association is also required

APPLICANT: Dennis Ailor

POSTAL ADDRESS: _____

POSTAL ADDRESS: 221 St. Paul

CITY, ST, ZIP: _____

CITY, ST, ZIP: Burlington VT

DAY PHONE: _____

DAY PHONE: 520-203-548

EMAIL: _____

EMAIL: ailorinc@msk

SIGNATURE: _____

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

SIGNATURE: Dennis Ailor

Description of Proposed Project: _____

see attached

Existing Use of Property: ☐ Single Family ☐ Multi Family: # _____ Units ☐ Other: _____

Proposed Use of Property: ☐ Single Family ☐ Multi Family: # _____ Units ☐ Other: _____

- Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes ☐ No ☒
(If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details)
- Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes ☐ No ☒
(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)
- For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☒
(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)
- Are you proposing any work within, below, or above the public right of way? Yes ☐ No ☒
(If yes, you will need to receive prior approval from the Department of Public Works)
- Are you proposing any onsite food or beverage production/manufacturing? Yes ☐ No ☒
(If yes, you will need to consult with Water Resources Division at the Department of Public Works: 863-4501)

Estimated Construction Cost (value)*: \$ 20K

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: F05 Eligible for Design Review? y Age of House _____ Lot Size 871A

Type: SN _____ AW _____ FC _____ BA _____ COA 1 ☒ COA 2 _____ COA 3 _____ CU _____ MA _____ VR _____ HO _____ SP _____ DT _____ MP _____

Remove failed Portions of Key Block concrete block wall. Mitigate erosion + sediment control as specified by Geo Design Inc. (See Attached specifications)

A new wall will not be constructed. Permanent erosion and sediment control as specified by Geo Design will be implemented.

NOTE! All of the existing 100yr old wall built with granite, marble and red stone was on MY side of the property line as proven by two recent surveys. All of the old stones are on the lot, as are some of the key lock blocks from the failed wall. Some of the key lock blocks "may" be used for permanent erosion mitigation per Geo Design specifications. There is also ~~as~~ a slight ^{rise in} elevation in the site as a result of All the stone blocks from the 100yr old wall ~~not~~ ^{from the} not being removed. The stone also will be used by the landscape architecture going forward.

MAY 30 2019

DEPARTMENT OF
PLANNING & ZONING

The site is also currently under
sketch plan review to construct a

MEMORANDUM

To: Dennis Ailor

From: Alan J. Baribault, P.E. – GeoDesign, Inc.
Theodore von Rosenvinge, P.E. – GeoDesign, Inc.

Date: May 29, 2019

Re: Long-term remediation and stabilization of Retaining Wall / Slope

File No.: 1390-001

Attachments: Figure Nos. 1 to 3, Selected VTrans details

SUMMARY

You installed a concrete block retaining wall (see attached plan for approximate location) on your property in the fall of 2018. We understand the purpose of the proposed retaining wall was to increase the parking/driveway area upslope of the wall.

This spring, the wall was observed to be distressed and bowing outward and onto the adjacent property. GeoDesign personnel (Mr. Baribault) visited the site on May 16, 2019 per your request. While on site, you also noted the base of the wall was mistakenly constructed in part on the adjacent property. We understand that the majority of the wall (concrete blocks and much of the fill material) was removed the week of May 20.

GeoDesign was contracted to provide recommendations for re-grading the slope to reduce erosion in the work area shown in the attached Figure 1. We have not been contracted to provide recommendations for the concrete wall to remain as shown on Figure 1.

SITE RECONNAISSANCE

During our site visit, we observed that the wall consisted of three levels of 2' x 2' x 6' concrete blocks with pressure treated timber/2x boards retaining up to an additional 18" of soil above the blocks, for a total retained height of about 6.5 to 7.5 feet. The wall did not appear to have a drainage system behind the wall, which you confirmed.

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PLANNING & ZONING

Permanent Slope Remediation
Recommendation Memo
221 St Paul St
File No. 1390-001 – May 29, 2019
Page No. 2

You also reported the backfill consisted of a mixture of sure-pack and on-site topsoil. Mr. Baribault visually observed the backfill soils near the surface to generally consist of fine to coarse SAND, some Silt, some fine Gravel with variable organics content. Wet soils were observed at the toe.

DISCUSSION

There are multiple options to accommodate the grade between the upper parking grade and lower adjacent property. These options include a soil or rock (riprap) slope, terraced wall/slope (i.e., with offset rows of concrete block), concrete wall (precast, cast in place) or a mechanically stabilized earth (MSE) wall.

We understand that there is no intent at this time to replace the wall with another wall and that your preference is construct a vegetated slope or terraces set back within his property. As discussed on site, you will protect the site from short term erosion using typical erosion control techniques (e.g. silt fence, coir logs, erosion matting, etc.) and then plant shrubs and trees over time to create a natural slope appearance.

RECOMMENDATIONS

We are providing three repair options for the project that will provide a long term solution. The three options are depicted in Figures 2 and 3 for Cross Section A-A' on Figure 1. Brief descriptions of each option are as follows:

1. **Soil slope** – Excavate existing soil to achieve an overall slope of 2H : 1V or flatter. Construct this slope as shown on Figure 2. This would be likely be the simplest solution, but would require the largest reduction in area to the existing parking lot. Erosion and sediment control would be required while vegetation becomes established. Additional topsoil, compost, or fertilizer may be required to help establish vegetation.
2. **Rock (riprap) slope** – Remove existing soil to an overall slope of about 1.5H : 1V or flatter, as shown on Figure 2. Excavate a keyway and install nonwoven geotextile and riprap (VTrans 706.04, Type I) as according to Figure 2. This solution does not require establishment of vegetation. While this solution would result in a reduction to the parking lot area, it would be less compared to the soil slope option.
3. **Concrete block toe buttress** – One row of blocks could be installed at the toe of a reggraded slope as shown in Figure 3. The slope above the toe blocks may be composed of either soil or riprap, following the recommendations in Options 1 or 2 above. This option (if used with a riprap slope) would require the least reduction in parking lot area.

With all options, we recommend that erosion control measures (silt fence and berm) should be installed as shown on Figures 2 and 3 until vegetation is established (or construction is complete for Option 2). The berm should either be soil or coir log material, and will divert water or slow high flows and protect the slope during construction and vegetation establishment. A vehicle barrier

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Permanent Slope Remediation
Recommendation Memo
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DEPARTMENT OF
PLANNING & ZONING

should be installed at the slope crest (shown concrete blocks in Figures 2 and 3) but could be constructed from a variety of materials.

Selection between the options above will be based on a review with the City of Burlington and/or others, and your preference. Construction of slope offset from the property line (proposed toe of slope or toe buttress) must comply with City codes and ordinances, and should be submitted for City review and approval.

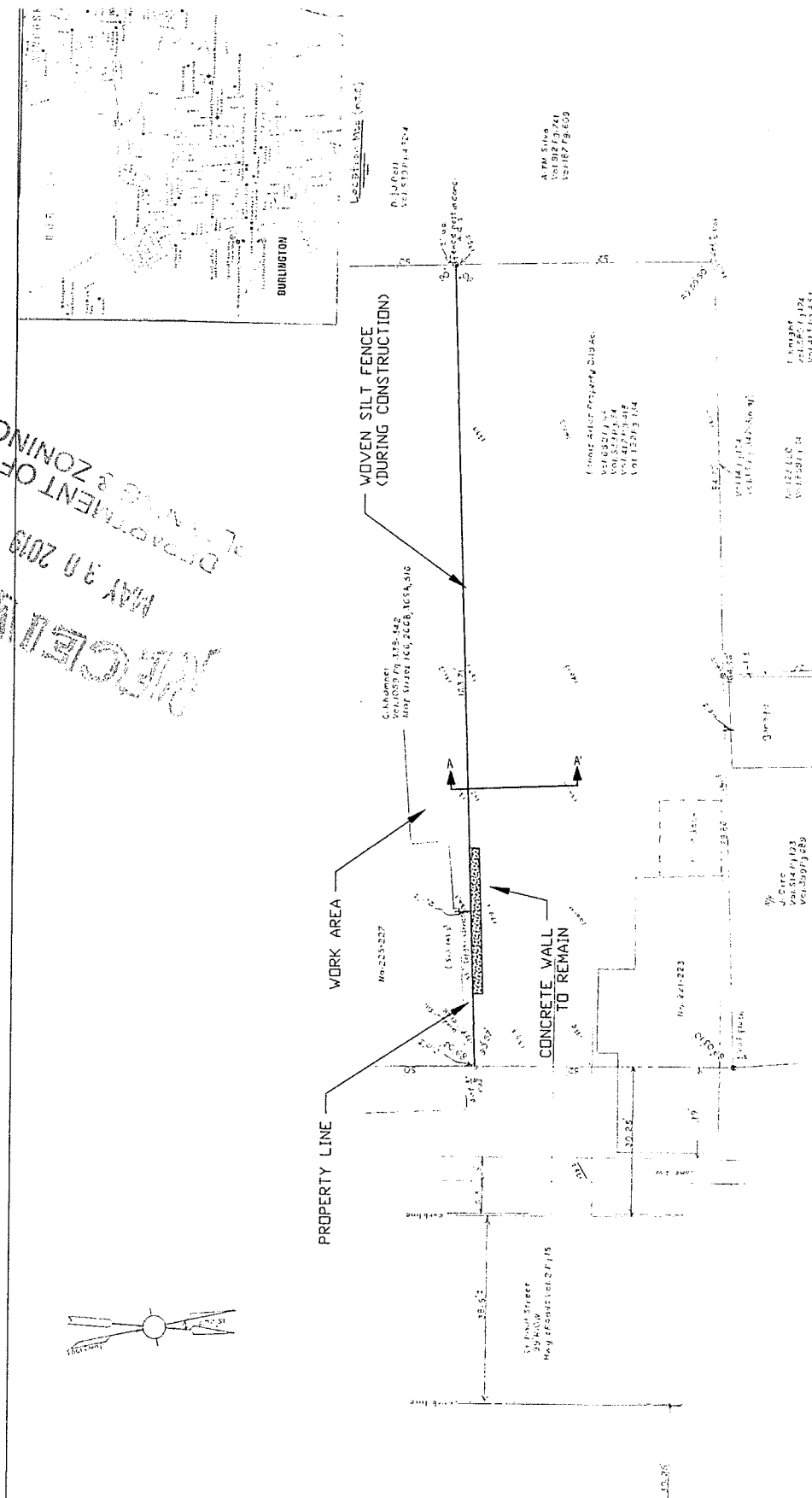
CONSTRUCTION CONSIDERATIONS

Our recommendations assume that earthwork is performed by an experienced contractor, and any loose soils or newly placed soil should be compacted. Establishment of vegetation should be performed in accordance with the attached VTrans guidelines, using the "Urban mix" attached or similar, protected by mulch (hay, straw, or jute erosion control blanket). Additional erosion control such as straw wattles may be added in the benches as shown on Figures 2 and 3 if erosion is an issue while vegetation is becoming established. Erosion control products (silt fencing or straw wattles) should be installed according to manufacturer's recommendations.

LIMITATIONS

Our recommendations are based on commonly used soil slope angles, VTrans specifications and details, and the Vermont DEC low risk site handbook for erosion prevention and sediment control. Our scope is specific to the slope repair / work area of the property as shown on Figure 1, and excludes other areas of the property and off-site support activities (staging/material disposal areas).

DOCUMENT



NOTES:

1. BASEMAP PROVIDED BY DENNIS AILOR VIA E-MAIL ON MAY 28, 2019. PREPARED BY W. A. ROSENSTEIN AND DATED JULY 24, 2017. ORIGINAL SCALE: 1" = 10'.
2. SUBSURFACE DATA IS NOT AVAILABLE FOR THIS SITE.

LEGEND

A' A'  SLOPE REPAIR OPTION
TYPICAL SECTION

G E O D E S I O N
I N C O R P O R A T E D

Geotechnical | Construction | Environmental
Engineers and Scientists

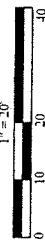
54 MAIN STREET, BOX 699 WINDSOR, VERMONT 05089
TELEPHONE: 802.674.2030 FAX: 802.674.3943
WEDBURY, CT NEW YORK, NY MESAQUE, NJ EUGEN, OREGON, VT

DRAWN BY: AJB

REVIEWED BY: TWR

SITE PLAN
221 ST PAUL STREET SLOPE
BURLINGTON, VERMONT
FILE NO. 1390-01

SCALE IN FEET



DATE: MAY 29, 2019

FIGURE NO. 1

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MAY 30 2013
DEPARTMENT OF
PLANNING & ZONING

VAOT URBAN LAWN MIX					
WEIGHT	BROADCAST	HYDROSEED	NAME	LATIN NAME	GERM PURITY
42.5%	34	68	CREeping RED FESCUE	FESTUCA RUBRA X RUBRA	85%
20.0%	16	32	PERENNIAL RYE GRASS	LOLIUM PERENNE	90%
32.5%	26	52	KENTUCKY BLUE GRASS	POA PRATENSIS	85%
5.0%	4	8	ANNUAL RYE GRASS	LOLIUM MULTIFLORUM	85%
100%	80	160			95%

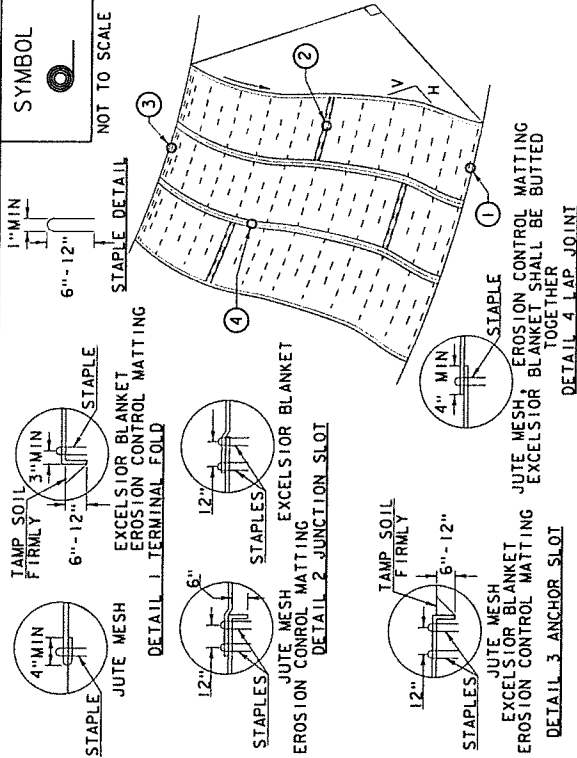
GENERAL AMENDMENT GUIDANCE			
FERTILIZER	LIME		
10/20/10	AG LIME	PELLITIZED	
500 LBS/AC	2 TONS/AC	1 TONS/AC	

CONSTRUCTION GUIDANCE

1. SEED MIX: THE URBAN AREA MIX SHALL NOT BE USED IN WETLANDS OR ANY WATERS OF THE STATE OF VERMONT.
2. SEED MIX: USE ONLY AS INDICATED IN THE PLANS.
3. SEED MIX: SHALL NOT HAVE A WEED CONTENT EXCEEDING 0.40% BY WEIGHT AND SHALL BE FREE OF ALL NOXIOUS SEED.
4. FERTILIZER AND LIMESTONE: SHALL FOLLOW RATES SHOWN ON PLAN OR AS DIRECTED BY THE ENGINEER
5. HAY MULCH: TO BE PLACED ON EARTH SLOPES AT THE RATE OF 2 TONS/ACRE, ACHIEVE 90% GROUND COVER OR AS DIRECTED BY THE ENGINEER.
6. HYDROSEEDING: ALTHOUGH GUIDANCE IS GIVEN ABOVE THE SITE CONDITIONS AND THE TYPE OF HYDROSEED WILL ULTIMATELY DICTATE THE AMOUNTS AND TYPES OF SOIL AMENDMENTS TO BE APPLIED
7. TURF ESTABLISHMENT: PLACING SEED, FERTILIZER, LIME AND MULCH PRIOR TO SEPTEMBER 15 AND AFTER APRIL 15 CAN BETTER ENSURE A VIGOROUS GROWTH OF GRASS.

ADAPTED FROM VTTRANS TECHNICAL LANDSCAPE MANUAL FOR ROADWAYS AND TRANSPORTATION FACILITIES	TURF ESTABLISHMENT
THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 6510 FOR SEED (PAY ITEM 651J5)	
REVISIONS	
JANUARY 22, 2015 WHF	

DEPARTMENT OF
PLANNING & ZONING
MAY 30 2019



CONSTRUCTION SPECIFICATIONS

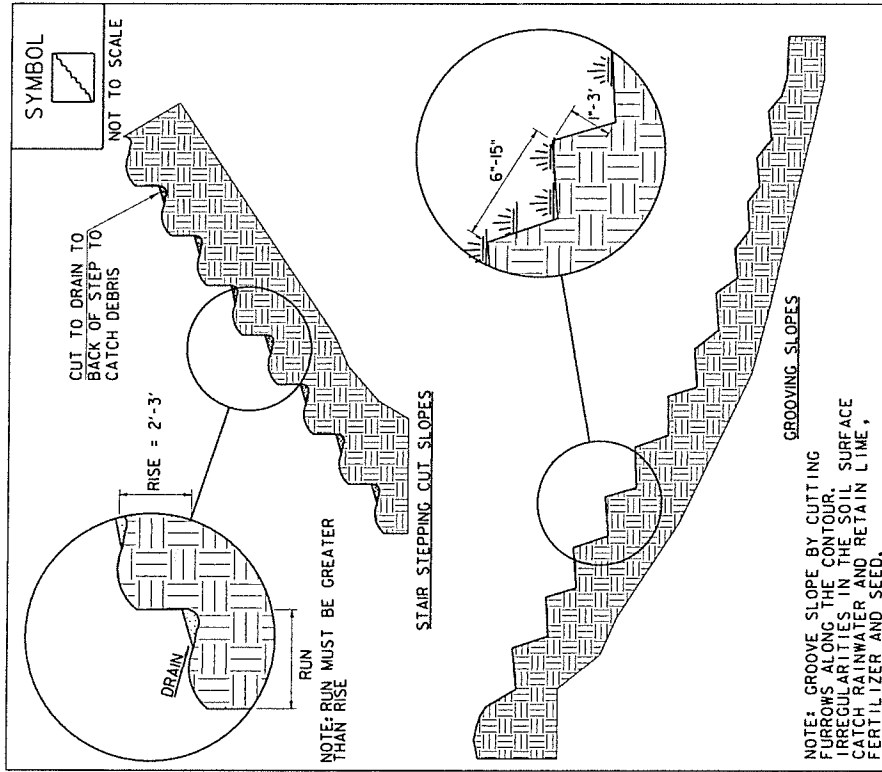
1. APPLY TO SLOPES GREATER THAN 3H:1V OR WHERE NECESSARY TO AID IN ESTABLISHING VEGETATION.
2. APPLY FERTILIZER, LIME SEED PRIOR TO PLACING MATTING.
3. STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'X225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4'X150' ROLL OF MATERIAL.
4. DISTURBED AREAS SHALL BE SMOOTHLY GRADED. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
5. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

ADAPTED FROM DETAILS PROVIDED BY: NEW YORK STATE DEC ORIGINALLY DEVELOPED BY USDA-NRCS VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION	ROLLED EROSION CONTROL PRODUCT (RECP) SIDE SLOPE
---	--

NOTES: REFER TO "THE VERMONT STANDARDS & SPECIFICATIONS FOR EROSION PREVENTION & SEDIMENT CONTROL -2006- "FROM THE VT AGENCY OF NATURAL RESOURCES FOR ADDITIONAL GUIDANCE. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 653 AND AS SHOWN IN THE PLANS FOR TEMPORARY EROSION MATTING (PAY ITEM 653.20) OR PERMANENT EROSION MATTING (PAY ITEM 653.20).

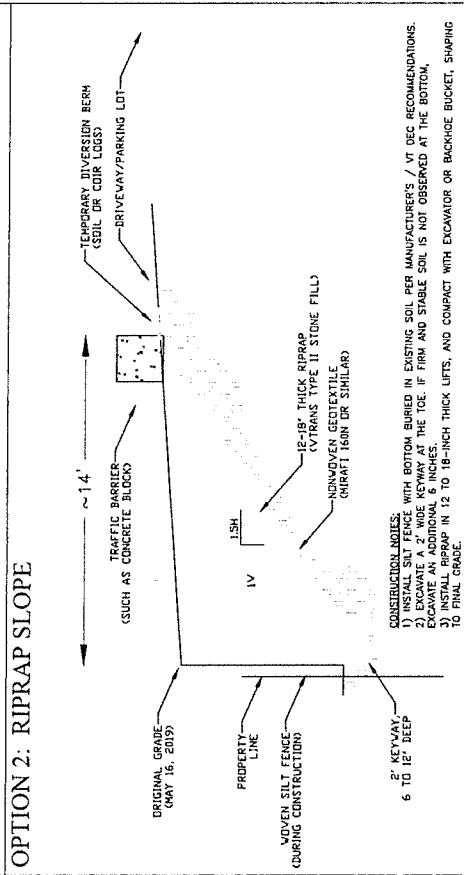
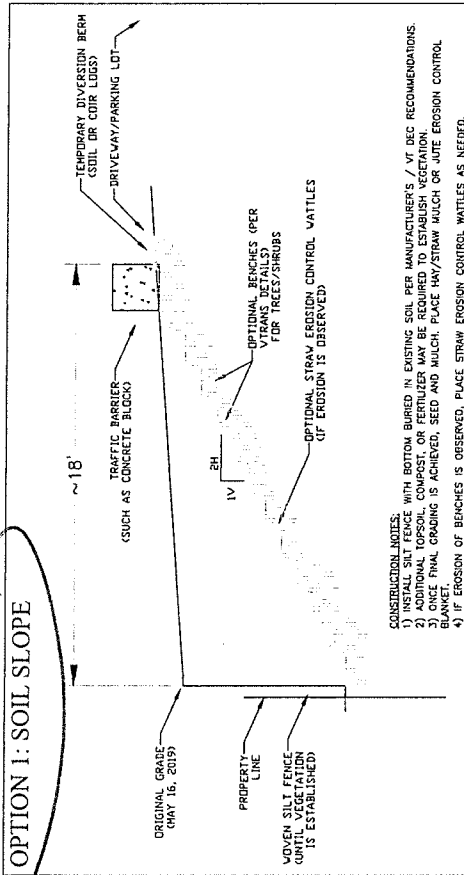
REVISIONS	DATE	BY
	APRIL 16, 2007	JMF
	JANUARY 13, 2009	WHF

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MAY 30 2019
DEPARTMENT OF
PLANNING & ZONING



ADAPTED FROM DETAILS PROVIDED BY: NEW YORK STATE DEC ORIGINALLY DEVELOPED BY USDA-NRCS VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION		SURFACE ROUGHENING	
NOTES: REFER TO "THE VERMONT STANDARDS & SPECIFICATIONS FOR EROSION PREVENTION & SEDIMENT CONTROL -2006-" FROM THE VT AGENCY OF NATURAL RESOURCES FOR ADDITIONAL GUIDANCE.		REVISIONS	
		APRIL 1, 2008	WHF
		JANUARY 13, 2009	WHF
THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT			

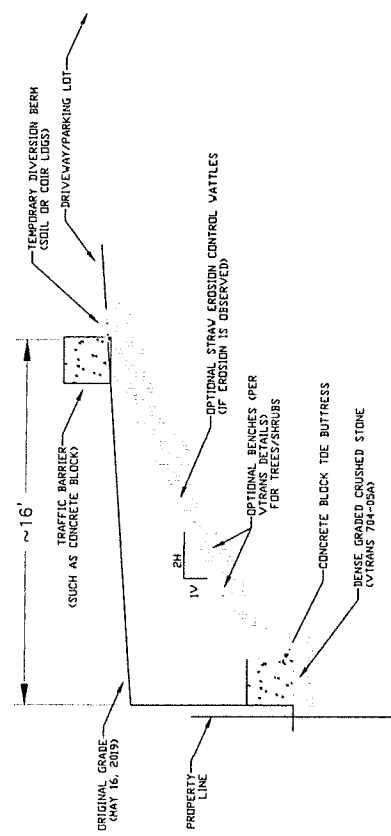
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DEPARTMENT OF
PLANNING & ZONING



GEODESIGN INCORPORATED Geotechnical Construction Environmental Engineers and Scientists 54 MAIN STREET • P.O. BOX 899 • WINDSOR, VERMONT 05089 TEL: 802.674.2533 • FAX: 802.674.5845 WINDSOR, VT 05089 • BURLINGTON, VT		OPTIONS 1 AND 2 221 ST PAUL STREET SLOPE BURLINGTON, VERMONT FILE NO. 1390-01	
DRAWN BY: AJB	REVIEWED BY: TVR	SCALE IN FEET 1" = 5'	DATE: MAY 21, 2019 FIGURE NO. 2

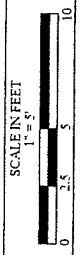
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MAY 30 2019
DEPARTMENT OF
PLANNING & ZONING

OPTION 3: SOIL SLOPE WITH TOE BUTTRESS



- CONSTRUCTION NOTES:
- 1) INSTALL SILT FENCE WITH BOTTOM BURIED IN EXISTING SOIL PER MANUFACTURER'S / VT DEC RECOMMENDATIONS.
 - 2) EXCAVATE A 2.5 TO 3-FOOT WIDE TRENCH AT THE TOE, 6 INCHES DEEP. IF FIRM AND STABLE SOIL IS NOT OBSERVED, OVER EXCAVATE ANOTHER 6 INCHES.
 - 3) BACKFILL WITH DENSE GRADED CRUSHED STONE (VTRMS 704-05A) AND COMPACT WITH A VIBRATORY PLATE.
 - 4) PLACE CONCRETE BLOCKS AT TOE, WITH SUFFICIENT OFFSET FROM PROPERTY LINE.
 - 5) BACKFILL BEHIND BLOCKS WITH 6 TO 8-INCH LOOSE LIFTS OF 704-05A, AND COMPACT.
 - 6) SHAPE SOIL SLOPE AS WITH OPTION 1.
 - 7) IF A RIP-RAP SOLUTION IS USED (NOT SHOWN), CONSTRUCT THAT PORTION AS WITH OPTION 2.

OPTION 3
221 ST PAUL STREET SLOPE
BURLINGTON, VERMONT
FILE NO. 1390-01



DATE: MAY 14, 2019
FIGURE NO. 3

GEODESIGN
INCORPORATED

Geotechnical | Construction | Environmental
Engineers and Scientists
54 MAIN STREET, SUITE 200
BURLINGTON, VT 05401
TEL: 802.255.1435 FAX: 802.255.1436
WWW.GEODESIGN.VERMONT.COM

DRAWN BY: AIB
REVIEWED BY: TVR

221-223 & 225-227 St. Paul Street



50 25 0 50 Feet



RECEIVED
SEP 20 2019

Scott,

9/8/19

Please review attached PROCESS of trying to get either your DEPARTMENT OF PLANNING & ZONING, or Bill Ward and his department to simply go over to 225/227 Saint Paul Street to monitor the FACT of Occupancy.

Your department issued a building permit for remodeling two kitchenettes, cabinets and counter tops, change hollow core doors to solid on 6/7/19. There was never an "in kind" plumbing and electrical to begin with. Electrical permit and Plumbing permit has been pending for almost three months since 6/7/19, and Biggie was in the building the third week of August with Ted Miles, and reported on 8/28/19 that they **did not find** occupancy.

But, I have a requested Public Records Request (see attached 8/22/19) at the code enforcement office to justify the completed work in that building. The point is, ***Did Biggie check on the status of the electrical and plumbing permits while verifying no occupancy?***

Basically, Biggie appears to allow construction while electrical and plumbing permits are "pending" and "in kind" replacement of equipment that was never there. But now the work is almost done in the building.

Check out page 4 and 5 of the timeline that is a "work in progress" from August 6, 2019 to October 1st, and review attachments.

One can not repair and replace a one bathroom parts store and dilapidated warehouse with living areas and a Café without major electrical and plumbing.

Now, several people continue to live in a building with NO certificate of occupancy, directly next to a "failed" wall five feet from the "Danger" wall that I have rendered not dangerous, but no one from building trades have talked to me since the order!!

I don't think it is appropriate to charge me \$250 as I am now late filing an appeal that I never should have had to appeal, and between Code Enforcement and Planning neither wants to accept the appeal? (See attachments.)

Chris needs to be monitored (See Seven Days article). He immediately placed people in the building after Biggie and Ted inspected. Why don't they drive over there again and simply inspect the building at 225 /227 Saint Paul Street.

Now, as of today construction is nearly complete at 227, Biggie allowed conversion without electrical permits **and your department is allowing occupancy when I cannot find where there is an occupancy permit.** WHY was I told by Code enforcement to file the appeal of occupancy with your department when the original complaint was filed at Code Enforcement.

Frustrated
Dennis



LED

CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 8
Burlington, VT 05402-08
VOICE (802) 863-0442
FAX: (802) 652-4711

August 28, 2019

N-9

Mr Dennis Ailor
221 Saint Paul St
BURLINGTON, VT 05401

RE: Zoning Complaint # 375891- 225-227 Saint Paul St

Dear Mr. Ailor:

Our office has reviewed your zoning violation complaint at the above-referenced property. More specifically, we investigated the complaint of "5 to 15 people have lived in this building for over 5 years (actually 10 years)", in violation of the Burlington Comprehensive Development Ordinance. Upon investigation, based on currently available information, it is our determination that this is not a currently enforceable zoning violation for the following reason:

Site Inspection by two housing Inspectors and two site visits by Director Bill Ward and Building Official Brad Biggie have shown that there is no one currently lining at this property. The property is undergoing permitted renovations to establish a Hostel in accordance with Burlington Comprehensive development Ordinance.

If you obtain additional information regarding this complaint or new information comes to our attention in the future, our office may re-evaluate this determination.

A decision by the Zoning Enforcement Officer pertaining to an alleged zoning violation may be appealed to the Burlington Development Review Board in accordance with the provisions of Articles 2.7.11 and 12.2.2 of the Burlington Comprehensive Development Ordinance provided that the appeal is filed within fifteen (15) days of the Zoning Enforcement Officer's decision August 28, 2019. Your appeal must be accompanied by the appropriate fee in accordance with Article 3.2.4 (a) of the ordinance. The fee and a completed application form must be filed with the City's Department of Planning and Zoning. For more information regarding an appeal please contact Planning and Zoning at 865-7188. Your appeal may not be considered valid if the complete application and fee are not received within the 15 days.

Please feel free to contact our office at (802) 863-0442 if you have any questions or concerns.

Sincerely,

Ted Miles
Code Compliance Officer

W:\OtherDocs\Zoning Enforcement Determinations

Information available in alternative media forms for people with disabilities.

For disability access information call (802) 863-0450 TTY.

An Equal Opportunity Employer



CODE ENFORCEMENT OFF

645A Pine St, PO Bo
Burlington, VT 05402
VOICE (802) 863
FAX: (802) 652

N-10

August 22, 2019

Dennis Ailor
221 SAINT PAUL ST
BURLINGTON VT 05401

Dear Dennis Ailor:

This is to acknowledge receipt of your complaint today regarding the property at 225-227 SAINT PAUL STREET. Your reference number for this complaint is 375889.

This complaint has been assigned to Ted Miles, who will be conducting an initial investigation. Once sufficient information has been gathered, we will make a determination and take any enforcement action that necessary.

Please phone Inspector Ted Miles directly at the number listed above should you require additional information about the investigation. Please allow at least 5 business days for the inspector to investigate and process the complaint.

Sincerely,

Code Administrator



Add
Jen

RECEIVED

AUG 22 2019

BURLINGTON
CODE ENFORCEMENT

Zoning Enforcement Complaint Form

CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849

Burlington, VT 05402-0849

VOICE (802) 863-0442

FAX: (802) 652-4221

Duplicate

N-11

Please use this form to record and report possible Zoning violations or concerns related to a zoning issue you observe. Mail or return this signed form to the Code Enforcement Office. Include your name, address, and a daytime phone number where you can be reached should we require additional information.

Pursuant to Article 2 Section 2.7.5 of the Burlington Comprehensive Development Ordinance, zoning complaints are investigated upon receipt of a signed complaint alleging a violation of the zoning ordinance. **Please note:** In the absence of a signed complaint, a concern will be acted upon at the discretion of the Department Director, and only as time allows. No follow-up information can be provided in the absence of a signed complaint form.

Property Address: 227-225 Saint Paul St.

Location of Violation at the Site: 227 - 225 Saint Paul St.

Date and Time of Alleged Zoning Violation: on going for 8-10 years

Alleged Zoning Violation

- ☐ Construction without an approved Zoning permit
- ☐ New Business (change of use) without an approved Zoning Permit
- ☐ Change in Number of Units (change of use) without an approved Zoning Permit
- ☒ Occupancy without a Zoning Certificate of Occupancy
- ☐ Expansion of parking area without an approved Zoning Permit
- ☐ Exterior changes without an approved Zoning Permit: (Please circle type: new/alterd sign, new fence, retaining wall, exterior lighting, large (> 24 inch) satellite dish/ antennae, other)
- ☐ Demolition without an approved Zoning permit
- ☐ Site improvements, excavation or fill without an approved Zoning permit.
- ☐ Subdivision without an approved Zoning permit
- ☒ Unmet Conditions of Approval / Property Inconsistent with approved plans
- ☐ Other change of use or expansion of use without approval (Please describe on back of this form)

Additional information:

The Picture Attached is Jen Home
5 to 15 people have lived in this building
for over 5 years (actually 10 yrs)

Name (Please print legibly): Dennis Ailon

Address: 221 St. Paul St.

Phone (daytime) / email: (520) 203-5487

Complainant Signature: Dennis Ailon

Date: 8/22/19



Ted, Is this
OK for the appeal.

RECEIVED

SEP 11 2019

Handwritten: Need to file

BURLINGTON
CODE ENFORCEMENT

CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 8

Burlington, VT 05402-08

Phone: (802) 863-04

Fax: (802) 652-42

ZONING ENFORCEMENT COMPLAINT FORM

Use this form to record and report possible Zoning violations or concerns related to any zoning issue you observe. Mail return this signed form to the Code Enforcement Office. Include your name, address, and a daytime phone number where you can be reached should we require additional information.

Pursuant to Article 19, Section 19.1.5 of the Burlington Zoning Ordinance, zoning complaints are investigated upon receipt of a signed complaint alleging a violation of the zoning ordinance. All complainant information is kept confidential by the office consistent with Section 19.1.5.

Please note: In the absence of a signed complaint, a concern will be acted upon at the discretion of the Department Director, and only as time allows. No follow-up information can be provided in the absence of a signed complaint form.

Violation Property Address: 225/227 Saint Paul St. Burlington VT

Location of Violation at the Site: _____

Date and Time of Alleged Zoning Violation: DM GOING FOR YEARS

Alleged Zoning Violation

- ☐ Construction without an approved Zoning permit
- ☐ New Business (change of use) without an approved Zoning Permit
- ☐ Change in Number of Units (change of use) without an approved Zoning Permit
- ☒ Occupancy without a Zoning Certificate of Occupancy
- ☐ Expansion of parking area without an approved Zoning Permit
- ☐ Exterior changes without an approved Zoning Permit: (Please circle type: new/alterd sign, fence, retaining wall, exterior lighting, large (> 24 inch) satellite dish/ antennae, other _____)
- ☐ Demolition without an approved Zoning permit
- ☐ Site improvements, excavation or fill without an approved Zoning permit
- ☐ Subdivision without an approved Zoning permit
- ☐ Unmet Conditions of Approval / Property Inconsistent with approved plans
- ☐ Other change of use or expansion of use without approval (Please describe on back of this form)

Occupancy continues at 227/225 Saint Paul Street. There has been occupancy of five to fifteen people for over five to eight years. Employees of Chri Khamnei and others often stay there long term. If you require a statement or affidavit from others I can produce that. I have more than three witnesses who will attest to these facts. Thank you for your continued support on this issue.

Appeal #375891 decision letter attached
Ted miles letter attached

Name (Please print legibly):

Address:

Phone (daytime) / email:

Complainant Signature:

Date:

Dennis Ailor Paul St.

520-203-5487

Dennis Ailor

SCOTT
COP

TIMELINE – 227 & 221 Saint Paul St. Wall

221 Saint Paul Street - built 1899, purchased by Dennis in 2000. – Appraised at \$625,000 (see 1/31/19 appraisal).

227 Saint Paul Street - built 1894?, purchased by Chris in 20xx. Date of gas installation: (xx/xx/xx).

September 20, 2013 – through 10/15: email exchange on property line, electric service, *sale of the property to Chris*, erosion control and landscaping. (See E-xx.)

May 1, 2015 – Chris Khamnei obtained a zoning permit to replace “railroad ties” and install 8” wide x 80’ long, along the boundary of 227 and 221 Saint Paul. (see Picture 001) Chris requested my presence for the next two summers in order to block my driveway and assist with his construction. Chris cancelled out both times. I had constructed it few years earlier to prevent any MORE dirt falling on the wood wall, to prevent any of our garden soil from falling on the side of his house. This north-side that had soil against it for decades (see pictures #). Note: Chris did not request removing a redstone wall in this area; where, as we both knew the material on his house was up to the window sills for decades. (See pictures).

He later loaned me his Bobcat to begin the project in August of 2017, when I applied for a building permit. Chris was completely apprised of my plans (see ECI proposal 8/31/17; N-5 thru N-8), including the sketch provided by Engineers Construction (who later backed out of the contract when I could not assure them of Chris Khamnei’s written compliance). Chris was not available for input or formal participation and chose to be a complacent partner – until the wall failed! Chris evacuated 5-10 people that had been living in that building the day prior to Norm’s visit to view the failing wall. (See recent Occupancy Complaint 8/22/19 (See N-11, N-12); and Response letter from Ted Miles, 8/28/19 (See N-9); and **my appeal, 9/xx/19**).

FYI: two other sketches were submitted by two different local contractors. ECI backed out and others did also for the same reasons. SD Ireland finally agreed to supply their most experienced crane crew to assist on this small, constricted site. I built the wall with SD Ireland and removed the failing blocks with SD Ireland, and will do future work with them also. I will try to get submittals and project proposals but any one who is aware of the litigious nature of this project has already refused to participate. It is a small local, construction milieu and I ain’t part of it. Ugh!

April 13, 2017 – A Technical Review Committee meeting for development of 221 Saint Paul Street. Laura Wheelock from the ROW department attended and received plans to build a new building on the City ROW.

I continue to develop plans and making inquiries to the ROW department to Norm Baldwin and Laura Wheelock to the point of frustration when not contacted back.

June 17 – 30, 2017 – gas related emails with Chris (N1 through N4). ???

July 13, 2017 – email sent to Scott Crocker requesting assistance on the wall and gas pipe to 227 Saint Paul Street. (See Emails E1 and E2).

August 22, 2017 – I obtained a building permit to repair portions of the existing retaining wall. I used Chris's Bobcat (see E #). Pictures P-8 thru P-15 show Bobcat excavation and removal of a two-foot high wood retaining wall I had constructed to keep any material from falling onto Chris's building. Chris's initial zoning permit, May 2015, referenced removing railroad ties and installing an 8" concrete retaining wall. What he was calling railroad ties were the 6"x6" pressure treated posts for the two foot retaining wall.

While hand digging the first easterly portion of the boundary line, we discovered the gas service to 227 Saint Paul to be **above** the foundation level, about 18" **below** the window sill (See P-16, P-18, P-19). Dirt had been placed on the building at 225/227 Saint Paul Street decades ago. See P-14, showing the deteriorated, rusted galvanized sheathing placed on wood clapboard building. There was no existing wall in that area. It was all hand dug around the gas pipe (P-11 thru P-19).

Since then I have repeatedly tried to get someone from the City of Burlington ROW department, or any department to assist me with plans for the East section of the proposed retaining wall. The most recent request was to be made by Norm Baldwin. (See xx.)

September 5, 2017 – Received Building Permit #17 251135.

----- *8 month gap here*

[Insert somewhere??] At that point, it was obvious that this wall was beyond repair. I understand NOW that I should have included the phrase "or replace in-kind" in my permit application, for situations just like this. Nevertheless the job needed to continue.

May 10, 2019 – Chris files complaint regarding a "dangerous condition".

May 13, 2019 – text message Norm. I arranged to have Eric Goddard from Knight Engineering come to the site as Norm had referred me to him. However Norm wanted Eric to call him. Norm ended up calling Erick after he agreed with me to look at the project. Erick then declined participation in the project. Erick mentioned that deconstruction was a process of what he understood to be "**ways, means, and methods**". The process of HOW to take down the wall was out of his purview.

I have since talked to several Geo Tech engineers and they agreed removal of the blocks is out of their prevue, notwithstanding erosion and sediment control, analyzing the root cause and preparing a plan to rebuild or mitigate for erosion control. Please review text history pages 1 to 3 (Cell phone message history.)

As a result of Norm's call, I lost the engineer and word on the streets was out about my job and the problems related. Needless to say, I have spent all summer trying to find anyone who did not know about this project to work on it. Chris's posting private property signs on the edge of the work area makes it impossible to talk to contractors or engineers.

May 14, 2019 – **Stop Work order issued.** I did not receive it. I texted Norm with my plan. I had SD Ireland's most experienced crane operator (insured) and crew. We agreed on a way, a mean, and method to remove blocks (see copies of texts attached). We were finished within one hour removing the "breached" blocks.

Norm walked on the site that day without notice and disrupted our crew in the middle of a crucial "crane pick". I invited Chris for the deconstruction also. The "danger blocks" were removed.

May 15, 2019 – Norm had contacted Eric at Knight Engineering. Eric subsequently turned down the project.

May 16, 2019 – Allen from GEO TECH makes a site visit.

May 17, 2019 – Tony from SD Ireland removed blocks as the plan was submitted to Norm (see email #, and Text #). They are Insured, and qualified (see attached certificate of insurance.) With NO point of contact who was I to deliver this information to??

May 29, 2019 – Allen from GEO TECH Technical Engineers and Scientists completes the site plan for erosion and sediment control.

May 30, 2019 – Scott Guston approved engineered erosion control measures.

May 31, 2019 – Norm sends Project to legal.

May 31, 2019 – Norm to contact Vermont Gas. (See email #xx.) *This has not happened*

May 31, 2019 – Sketch Plan meeting with Scott. *Requested height limit a new B*

June 4, 2019 – Meeting with Scott. I got the Zoning permit to proceed with erosion control based on the engineered plans I had received from Geo Tech.

June 5, 2019 ?? – Patrick Mulligan and I took the plans authorized by Scott to Pine Street DPW at 8AM, to explain to Biggie the plan to place erosion control measures in place, and use the other engineering documents to calculate parking lot/turn around space as part of an on going Technical Sketch Plan Review process going forward.

Chapin shut it down. NO explanation. I had outlined in email (see attached email #) what my plan was, that I had a Geo Tech engineer on retainer, and was trying to get contractors to look at the site. Compliance to Norm's order was in process but Norm was not commenting on my emails that plainly explain what my plan was.

June 6, 2019 – Scott with-held all zoning permits and made me commit to one of the three erosion control plans until the stop work order is resolved.

All three were needed as a format for my engineer to explore after I develop a site plan with fire truck access for the back building proposed at 221 Saint Paul (Row House).

June 6, 2019 – See email #xx, again requesting assistance with the gas service to 225/227 Saint Paul Street.

June 7, 2019 – Chris was issued a pending permit for electrical and plumbing work. *as of this date the work is almost complete*

June 10, 2019 – sent email and Chapin letter to group. 8/16/2019 email to all stakeholders again reminding the city I need help with defining their role in the Vermont Gas/retaining wall issue.

Plans cannot be developed without this information. (See E-6, E-8) ↗ *Emails*

June 25, 2019 – See Scott G. email requiring the DBO/SWO requiring resolution (E-XX); and my response (E-9).

June 27, 2019 – Chris files “Appeal of an Administration Decision Request” with the Department of Planning & Zoning.

July 17, 2019 – Dennis email response (see E-xx) to the Appeal; and continuing requests for Norm to follow up with Vermont Gas, and for help in getting past all of this.

July 17, 2019 – Chris responds with a “not hysterical” photo purporting to show “clear and convincing evidence of damage”.

July 18, 2019 – Dennis replies with another appeal to stop the deceit and sabotage.

July 25, 2019 – File response to the “Alleged Grounds” of the above complaint.

August 22, 2019 – Filed complaint with Code Enforcement regarding occupants living in 227 St. Paul Street, without a Certificate of Occupancy; received acknowledgement of filing.

Filed Pubic Records Request Form at Department of Public Works, for plumbing, electrical, mechanical inspections; and proof the inspection process is compliant with the law. See N-9.

August 23, 2019 – Met Brad Biggie to file a Public Records Request for the falling down porch at 245 Pine. Ted Miles came in and Biggie question status of Stop Work Order. Accused me of what Chris K alleged to have happened.

August 26, 2019 – Scott said in an email (see E-11 from 2013), that Chris had sought approval to “repair or replace in kind,” requiring no zoning permit. In fact, the 12/18/17 application says only “ADD one living unit, cafe, laundry and garages.”

August 27, 2019 – Third week of August, a Site Inspection from Miles and Biggie on the code complaint. ***Did Brad Biggie check on Plumbing and Electrical status, pending for three months, since June 7th?***

August 28, 2019 – received Ted Miles letter reporting result of the Occupancy Code complaint (no grounds found). ***NB: 15 days to file an appeal = September 12. Tried; see 9/11.***

September 9, 2019 – **Certificate of Occupancy** issued pursuant to permits issued 9/5/2000 and 12/27/2002.

September 11, 2019 – walked with Don to the Pine Street offices of Permitting and Inspections (Code Enforcement); **filed appeal** to the Result of the 227 Occupancy Complaint, and **two new complaint filings**: 1) illegal road at Pine Street house; and 2) restricting sidewalk egress with aggregated trash from multiple properties, as well work trucks. Told City Hall is the office for appeals, and she wouldn't take the \$250 fee. The clerk at Planning and Zoning, and suggested we speak with Bill Ward / Ted Miles.

September 12, 2019 – Chris responds by email to Group; Dennis replies (see E-xx). The exchange leads to yet another attempt of meet: 8:00a, tomorrow 9/13, in City Hall.

October 1, 2019 – DRB hearing scheduled on the Stop Work order of 5/14/19. ??

DENNIS: Contemplate: email to Biggie noting permits pending since June 7th, both you and Ted made a physical inspection of 227, and was wondering the status of those 4 month old permits. Chris has already completed this work and moved people in there.

here's the link to the 7D slumlord article

Don Shall <origamidon@gmail.com>

Sat 9/7/2019 2:26 PM

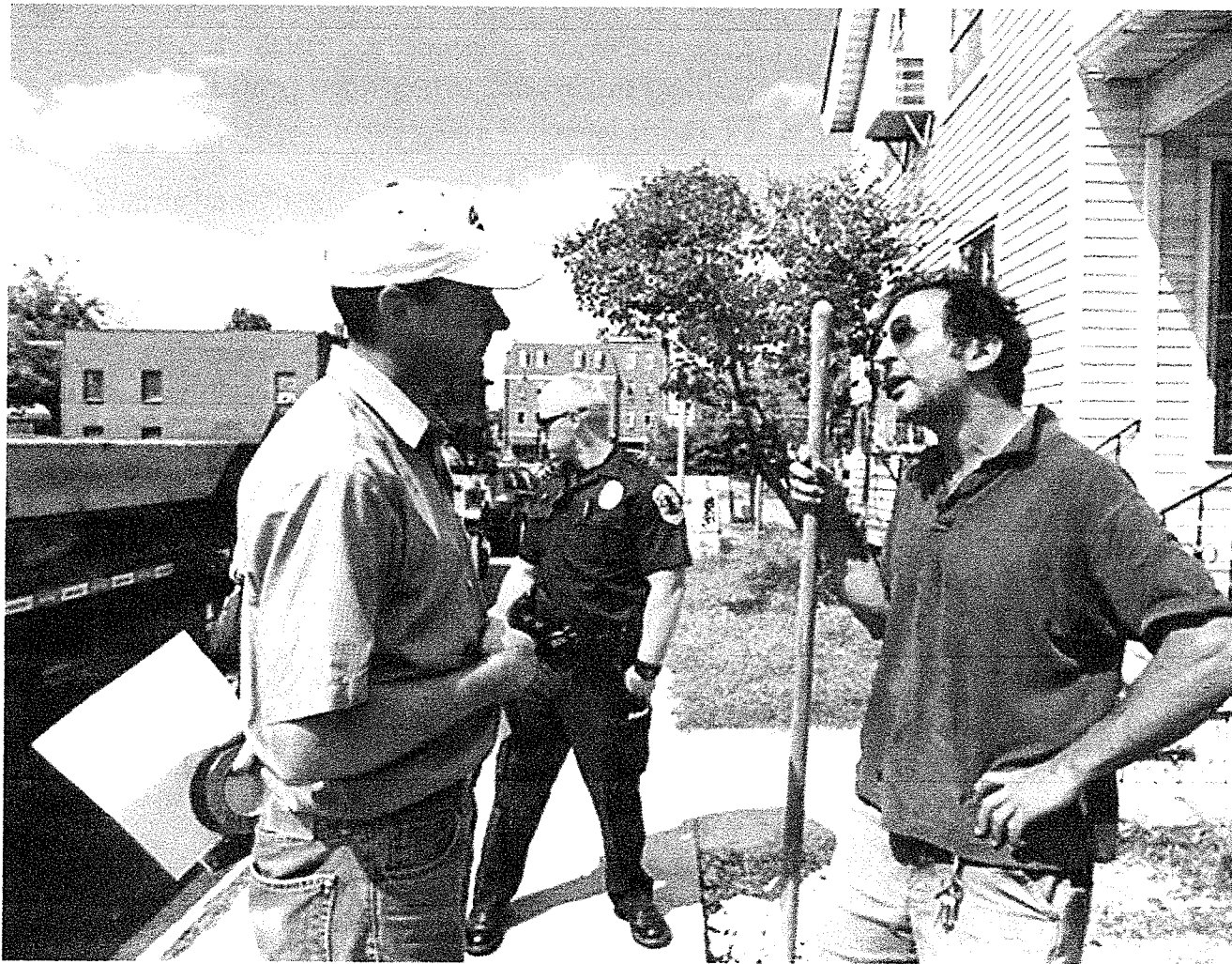
To: Dennis Ailor <ailorinc@msn.com>

<https://www.sevendaysvt.com/vermont/burlingtons-code-enforcers-have-your-landlords-number/Content?oid=2265814>

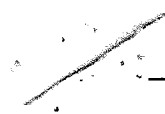
CS N-13

Burlington's Code Enforcers Have Your Landlord's Number

Here the main section on Chris:



Twenty-three years of police work served Bill Ward well last Friday afternoon when he posted a "stop work" order on a building owned by Chris Khamnei

 — one of Burlington's most problematic landlords.

With a police officer in tow, the head of code enforcement informed Khamnei his work violated the city zoning ordinance; Khamnei said he had a zoning permit to create a narrow, two-car parking area alongside the building he owns.

The two argued face-to-face for 15 minutes as the cop stood by mutely. Neither antagonist lost his cool, though Ward has documentation of previous run-ins with an overheated Khamnei. The Hill Section resident, 47, has a history of hostility toward Ward's finding of code violations in some of the 50 rental units Khamnei owns in Burlington.

"Bill you are an Asshole," he wrote in an April 2 email message to Ward. "Take your embarrassing and harassing signs off my building."

Khamnei was referring to his property at 225/227 St. Paul Street, on which Ward had posted a notice declaring it "unfit for human habitation." The building is zoned for only commercial use, but Ward said he saw evidence of residential tenants, including a propane barbecue grill on the roof — which is a violation of a code provision requiring grills to be at least 10 feet away from a building.

Khamnei had written to Ward earlier that same day: "The grill is off the roof so done with this bullshit. Have a nice day Bill."

Yet the landlord sent a message the next day apologizing for his comments. Despite his belligerence and record of repeated code violations, Khamnei projects a certain charm: that of the rebel who is unafraid to stand up to authority figures he believes have wronged him. "I don't back down," he declared. "I stand up for what I know is right."

"I am not a dummy," Khamnei added, noting that he taught electrical engineering for 17 years at the University of Vermont.

"They make me out to be Public Enemy No. 1. But before Bill Ward took over, I was considered one of the best landlords in Burlington," Khamnei said as he waited in front of 28 Pine Street on Friday for Ward and the police to arrive. "He ramped up code enforcement to the point where it's way too powerful."

The original print version of this article was headlined "Fix It, Man."



Vallone

COPS

RECEIVED

AUG 22 2019 9:07 AM WD

BURLINGTON PUBLIC WORKS

CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849

Burlington, VT 05402-0849

VOICE (802) 863-0442

FAX: (802) 652-4221

PUBLIC RECORDS REQUEST FORM

Person Requesting: Dennis Ailon

Date: August 22

Daytime Phone: 520-203-5487

Mailing address of Person Requesting: 221 St. Paul St.

Property Address (for which information is being requested):

225 - 227 Saint Paul

In the space provided, please indicate the specifics of your request. Please include pertinent dates (ex: "from January 1, 2006 to December 31, 2008"). Be as specific as possible. If you need assistance in defining what you are looking for, we will be happy to help.

Between Jan 1 2018 to the present date construction has been going on. From August 15th to August 22 Electrical and plumbing & demolition inside (walls, floors) Gas furnace. Request Building Permit and name and License number for plumbing & electrical

NOTICE OF ASSOCIATED FEES for providing copies of a public record: Pursuant to 1 V.S.A. 316 (d) and Acts 1996, No. 159 section 1, the following fees are established as the actual cost of providing a copy of a public record:

1. For staff time involved in physically duplicating a record, \$.33 per minute after the first 30 minutes.
2. For senior-level staff time, and information technology specialists' time spent extracting data from databases or performing similar tasks necessary to comply with a request to create a new public record, \$.57 per minute.
3. For any other staff time for which cost can be charged and collected under this section, \$.45 per minute.

Location: 225-227 Saint Paul ST
 Land Use: RA
 COC Expires 09/04/2015 (1 Year COC)

Status

Issue Date	Permit Type / Description	Folder No.	Permit No.	Grantor	Status
5/13/2016	Spinkler Permit	314429	16-227668	Chris Khamnei	Issued
Final inspections will be conducted by the City Fire Marshall's Office. NOTE: Separate permits, testing, and inspections from the City Fire Marshall's Office must be secured and conducted in addition to this permit issued by DPW/ISD. Install new 13R sprinkler system					
3/07/2019	Building Permit	373266	19-281579	Chris Khamnei	Issued
remodel kitchenettes(2) to include cabinets and countertops, change hollow core doors to solid pine doors, wainscoting, trim, floor repairs.					
	Electrical Permit	373267	19-281580	Chris Khamnei	Application Pending
	Plumbing Permit	373268	19-281581	Chris Khamnei	Application Pending
Document Type: Right-of-Way					
3/20/2014	Obstruction Permit	277903	14-194942	City Of Burlington - Department of Public Works	Closed
IFT OR LADDERS ON SIDEWALK AREA FOR BUILDING PROJECT					
EE TRAFFIC PLAN					
Document Type: Routine Inspections					
	Minimum Housing Inspection	245527	13-165423	Chris Khamnei	Closed
inspection re-schedule requested 3/1/13 See comment					
inspection never done. Closed. New MH in 2015 SMT					
	Minimum Housing Inspection	271762	14-188838	Chris Khamnei	Closed
	Minimum Housing Inspection	298778	15-214044	Chris Khamnei	Inspection Due
Document Type: Zoning Review					
2/27/1995	Zoning Permit - COA Level I	42779	96-294	KERIN'S SIGN SERVICE	Permit Indeterminate
replace logos/faces of the two existing signs (One nonilluminated parallel and one internally illuminated projecting) For the auto parts store. Location, Size, Materials and method of illumination to remain the same as those existing. (See zoning permit #82-498)					
3/03/2012	Zoning Permit - COA Level I	229810	12-0947CA	Chris Khamnei	Permit Indeterminate
convert existing commercial building to mixed use with retail and two residential units. Finish third floor for living space for one of the residential units. Move electrical meter from front to side of building.					
2/20/2013	Zoning Permit - COA Level I	258876	14-0617CA	Chris Khamnei	FCO Pending
install new doors and windows around perimeter of building, modify front facade, add new space over flat portion of roof, add four dormers, remove current siding and restore original clapboards. No change in current mixed use.					

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday October 1st 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AGENDA

I. Agenda

II. Communications

III. Minutes

IV. Consent

1. **20-0086CU; 37 Village Green (RL, Ward 7N) Jean D. C. O'Sullivan**
One-bedroom bed and breakfast. (Project Manager: Ryan Morrison)
2. **20-0316CA; 180 Manhattan Dr (RCO, Ward 3C/2C) City of Burlington DPW**
Repair and re-stabilize three stormwater outfalls (Project Manager: Scott Gustin)

V. Public Hearing

1. **20-0260CU; 94 Colchester Ave (I, Ward 1E) Colchester Avenue Housing, LLC**
Change of use to Beauty Salon (Project Manager: Ryan Morrison)
2. **19-0930CA; 221-223 Saint Paul St (FD5, Ward 5S) Dennis Ailor and Chris Khamnei**
Appeal of administrative approval regarding re-grade and stabilize slope where prior retaining wall was removed. (Project Manager: Scott Gustin)

VI. Certificate of Appropriateness

1. **20-0353CA; 10 University Place (I, Ward 1E) University of Vermont & State Agricultural College**
Construction of 69 space parking lot between Jeffords East and the trees near jug handle. Vehicle access from existing Jeffords East lot. Removal of wind turbine and some trees. Associated landscaping and pedestrian connections to existing sidewalks.

20-0203CA; 149 Beaumont Ave (ICC-UVM) University of Vermont & State Agricultural College
62,250 GSF addition to the existing HSRF building. Addition will be 3-4 stories and mechanical penthouse. New green space will replace portion of existing parking lot; to include paths, landscaping, benches and lighting (Project Manager: Mary O'Neil)
2. **20-0249CA; 3173 North Ave (RL-W, Ward 7N) Dante Holdings Trust**
Demo existing home and build new home on existing footprint. (Project Manager: Scott Gustin)

VII. Adjournment

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent

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

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/pz/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.

Department of Permitting & Inspections

Zoning Division
149 Church 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
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: August 20, 2019
RE: 20-0086CU; 37 Village Green

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: ZP20-0086CU
Location: 37 Village Green
Zone: RL **Ward:** 7N
Date application accepted: July 19, 2019
Applicant/ Owner: Jean O'Sullivan
Parking District: Neighborhood
Request: To convert one bedroom in the existing single family residence to a short term bed and breakfast rental room.



Applicable Regulations:

Appendix A (Use Table – All Zoning Districts), Article 3 (Applications, Permits, and Project Reviews), Article 8 (Parking)

Background:

- **Zoning Permit 95-512**; construct a rear addition to the existing single family home. Approved 6/23/95.

Overview:

The applicant proposes to convert one bedroom within the existing single family home to a short term bed and breakfast rental. The 5-bedroom home was constructed in 1955.

Recommendation: Consent Approval, per the following findings and conditions:

I. Findings

Appendix A: Use Table – All Zoning Districts

Bed and Breakfast is a Conditional Use in the RL zoning district. Footnotes 4 & 6 of Appendix A apply to bed and breakfasts. Footnote #4 states: “*No more than 5 rooms permitted to be let in any district where bed and breakfast is a conditional use. No more than 3 rooms permitted to be let in the RL district.*” Footnote #6 states: “*Must be owner-occupied.*” The applicant proposes to rent out 1 bedroom within the 5-bedroom home as a bed and breakfast use. The owner currently resides on the property. **Affirmative finding.**

Article 3: Applications, Permits and Project Reviews

Part 5: Conditional Use and Major Impact Review

Section 3.5.6 Review Criteria

(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 proposal will have minimal impact on public utilities, facilities and services. It is possible that a state wastewater permit will be required, and if so, the applicant will be responsible for securing said permit. **Affirmative finding as conditioned.**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the Municipal Development Plan;*

The property is within an established residential neighborhood and a residential zoning district. The Residential Low Density (RL) zoning district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. B&Bs have the potential for up to 3 rooms in the underlying zoning district. The proposal should result in little to no change in traffic and circulation impacts. The B&B is accessory to the single family home, which is consistent with the intent of the zoning district.

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;*

No greater impacts are anticipated than other residential uses in the area. **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;*

This parcel is located on Village Green, a residentially developed street. The driveway provides adequate space to accommodate the 3 required parking spaces. It is expected that the B&B use will generate one additional vehicle to the property when occupied. There are transit stops within walking distance along North Avenue, which is approximately 340 ft from the subject property. A sidewalk exists on the opposite side of the street. The proposal is not expected to create adverse impacts on the existing transportation system.

Affirmative finding.

5. *The utilization of renewable energy resources;*

Nothing within the application prevents the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**
and;

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

The application and resultant change in use will be required to meet all bylaws and city and state ordinances in effect. Specific to the proposed use, the applicant will have to ensure compliance with state regulations regarding short-term B&B type rentals, including but not limited to payment of required rooms and meals taxes. **Affirmative finding as conditioned.**

(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;*

Not applicable. No changes to the site are proposed.

2. *Time limits for construction.*

Not applicable. There is no construction proposed.

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

It is recommended that guest check-ins be limited to 7:00 am – 10:00 pm to minimize noise, traffic, and neighborhood nuisances. **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,*

There are no enlargements or alterations proposed. However, should the applicant wish to add an additional B&B room(s), the change will require review and permitting under regulations in effect at that time. **Affirmative finding as conditioned.**
and

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.*
None identified.

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

In the Neighborhood Parking District, single family uses require 2 parking spaces per unit. B&Bs require 1 parking space per room. A total of 3 off-street parking spaces will be required. The driveway provides 3 compliant, off-street parking spaces. **Affirmative finding.**

II. Conditions of Approval

1. This approval is for a 1-room Bed and Breakfast use, in association with the single family dwelling. The applicant will allow Code Enforcement to periodically confirm that the use is limited to the one bedroom rental limitation. This may include review of web-based advertising, posted guest comments, or response to neighborhood complaint.
2. The subject property must be, and remain, owner occupied as long as the B&B use remains in operation.
3. It is recommended that guest check-ins be limited to 7:00 am – 10:00 pm to minimize noise, traffic, and neighborhood nuisance.
4. All guest parking shall be on-site and off-street.
5. The applicant will have to ensure compliance with state regulations regarding short-term B&B type rentals, including but not limited to payment of required rooms and meals taxes.
6. Any additional B&B room, or physical alteration, will require a new zoning permit, subject to regulations in effect at the time of permit application submittal.
7. 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.
8. The applicant/property owner shall secure a state wastewater permit, should one be required for the proposal.
9. Standard Permit Conditions 1-15.

Coverage:

Front walk $3'6" \times 11'8" = 41'2" \nabla$

Driveway = $1080' \nabla$

Garage $22' \times 12' = 264' \nabla$

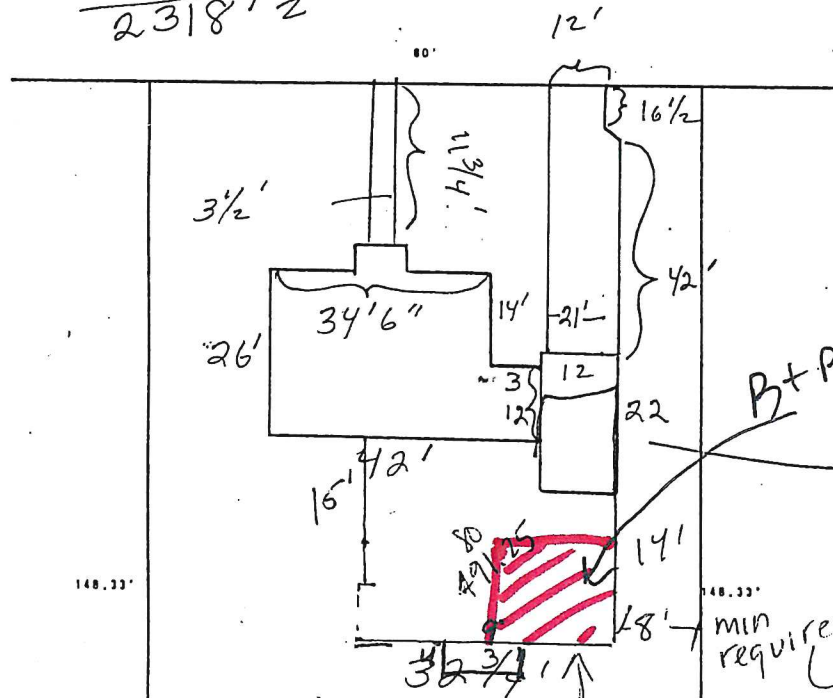
house $933' \nabla$

$2318'2"$

VILLAGE GREEN

Approximate

North



B+B room

Approximate
Location of
Improvement

min required
Lot size
 $80' \times 148.33'$

$11,866.4' \nabla$

$35\% = 4153.24' \nabla$

- 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

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

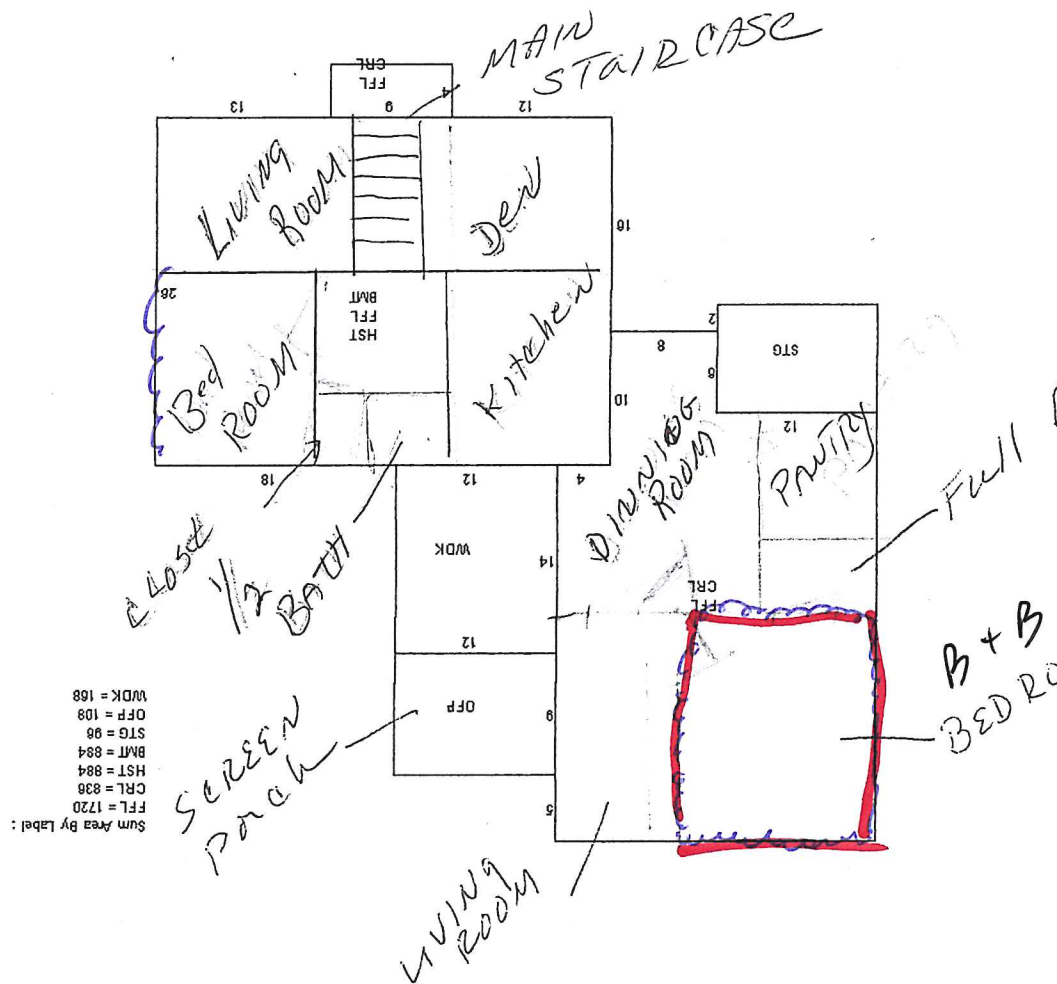
DATE

6/23/95

NOT TO SCALE

The driveway will accommodate four compact or three full size vehicles.

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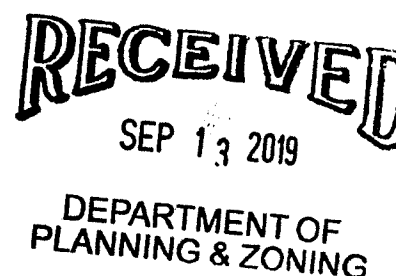


September 10, 2019

Ref: 58126.01

City of Burlington
Development Review Board
149 Church Street
Burlington, VT 05401

Re: Manhattan Drive Stormwater Outfall Repair
Burlington, Vermont
Application for Development Plan Approval



Dear Members of the Board:

On behalf of the City of Burlington, ("City" or "Applicant"), VHB has prepared the enclosed application materials in support of the proposed Manhattan Drive Outfall Repair Project ("Project") that would partially be located within the mapped Special Flood Hazard Overlay District in Burlington, Vermont. The Project consists of the repair/replacement of three (3) stormwater outfalls (IV8.0, IV9.0, and IV10.0), and the stabilization of approximately 970 feet of earth slope above these outfalls via stone toe-berm. The project also includes the subsequent stabilization of approximately 360 feet of existing stormwater drainage channel. Review by the Development Review Board ("DRB") is required because elements of the Project are proposed to be located within the FEMA-mapped Special Flood Hazard Area ("SFHA") associated with the Winooski River.

Field Investigation and Site Visit

VHB conducted a Natural Resource Assessment of the Project and adjacent areas ("Study Area") in 2018. Wetlands within the Study Area were also delineated.

Flood Hazard Area

The FEMA flood data was reviewed for Chittenden County in order to determine if any portions of the Study Area are situated within designated floodways or floodway fringes, as shown on Flood Insurance Rate Map ("FIRM") 50007C0251D (FEMA, effective date 07/18/2011). A portion of the proposed stone toe berm around Outfall IV8.0 requires filling of an AE Zone, defined by the contour of elevation 112 feet.

The Project has been designed to avoid fill within designated flood hazard zones. However, approximately 29 cubic yards of fill is required below the base flood elevation ("BFE") (elevation 112 feet) to construct a stone toe berm. The toe berm will protect the slope against erosion and increase the factor of safety for

City of Burlington
Ref: 57913.01
Page 2 of 3
September 10, 2019

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SEP 13 2019

**DEPARTMENT OF
PLANNING & ZONING**



slope stability to an acceptable level. The area of proposed fill below the BFE is located at the edge of a portion of the Winooski River floodplain that is over 5,000 feet from the river itself. This area consists of a large wetland complex bounded to the north and east by roadway and railroad embankments and to the south and west by the landform that will be protected from further slope failure by the stone toe berm. The stone berm will be constructed generally on a 2.8:1 (H:V) slope, thereby minimizing the area of floodplain impact while still providing the intended slope protection. Because the adjacent floodplain wetland occupies relatively flat terrain, the fill would occur between elevations 110 and 112 feet, the upper limit of the BFE. Because of the steepness of the adjacent slope and the relatively flat terrain at the toe of the slope, compensatory storage to replace the proposed volume of fill is not practicable on this site.

However, when spread over the floodplain adjacent to the project site (bounded by railway earthwork to the north and the Route 127 roadway embankment to the east), the displaced 29 cubic yards (783 cu. ft.) would result in a negligible rise in flood level over the Study Area as shown in the following calculation:

$$\text{Increase in Flood Level} = \frac{\text{Volume of Fill}}{\text{Adjacent Floodplain Area}}$$

$$\text{Increase in Flood Level} = \frac{783 \text{ cu. ft.}}{390,000 \text{ sq. ft.}} = 0.002 \text{ ft} = 0.02 \text{ in}$$

For context, a single grain of sand averages 0.04 inches in diameter.

Installation methods will meet the Flood Hazard Area Standard, will not adversely affect public safety by increasing flood elevations, or flood velocities, and will not be in violation of the National Flood Insurance Program Floodplain Management Criteria in 44 C.F.R. §60.3.

Summary

The Project has been designed to avoid and minimize impacts within the floodplain. The Project has been designed not to endanger the health, safety, and welfare of the public, or downstream landowners during flooding or from potential erosion.

This package has been developed in coordination with the Burlington Department of Public Works Water Resources Division in order to provide the Board with the information necessary to make a determination No Impact.

The following materials are provided as attachments:

- Figure 01 showing the Project Area within floodplain zone
- FIRMette 50007C0251D showing bounded flooding area adjacent to project

City of Burlington
Ref: 57913.01
Page 3 of 3
September 10, 2019



Please let us know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicholas C. Hadjaris".

Nicholas C. Hadjaris, PE, DBIA, LEED AP BD+C
Senior Project Manager

cc: Scott Gustin
Norm Baldwin
Lynnette Claudon
Rob Evans

\\vhl\gbl\proj\58Burlington\58126.01 BTV Stormwater Assign 1\docs\Permits\Floodplain\FloodplainPermit_CoverLetter.docx

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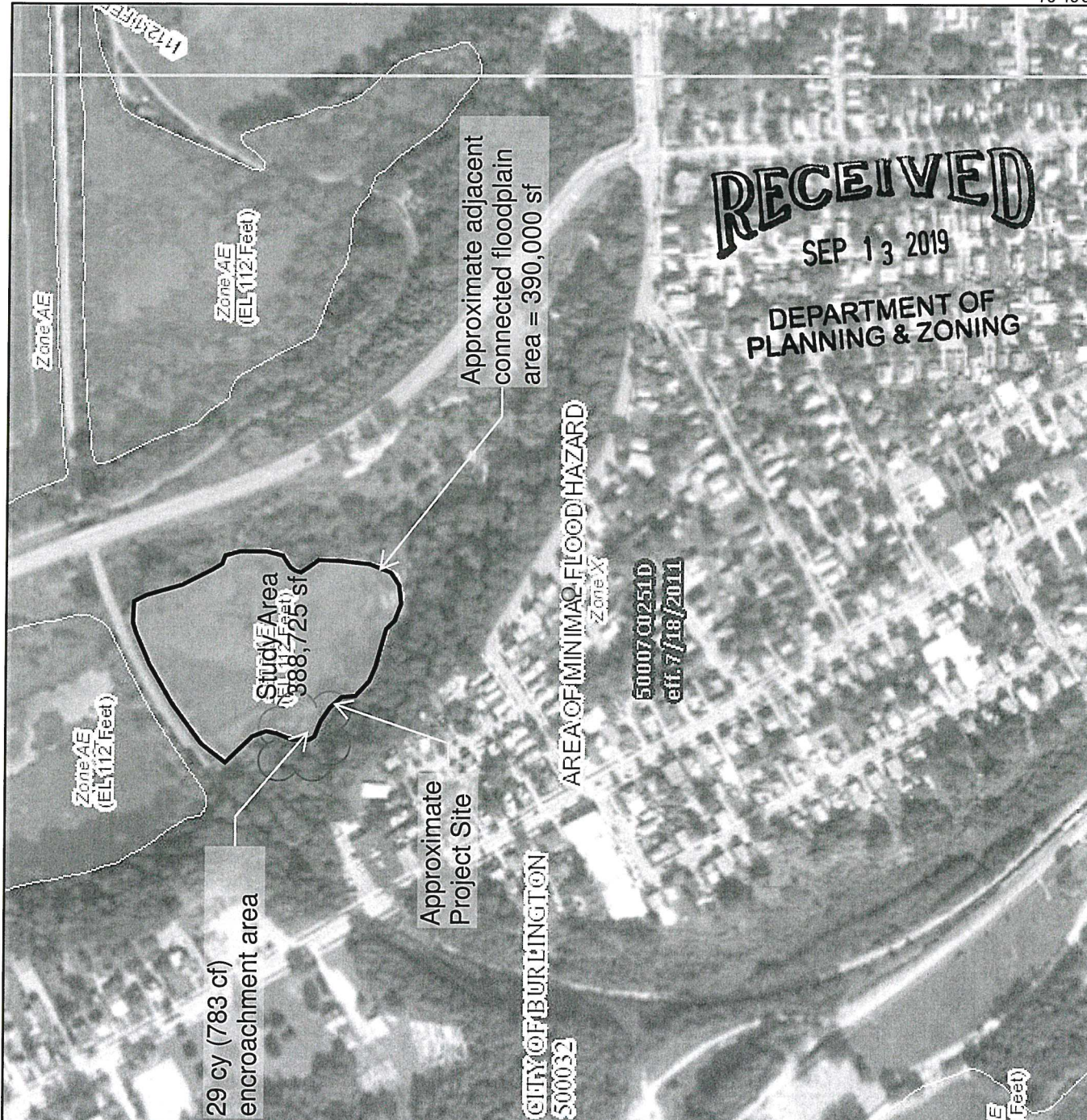
SEP 13 2019

DEPARTMENT OF
PLANNING & ZONING

National Flood Hazard Layer FIRMette



46"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS GENERAL STRUCTURES

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone X
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

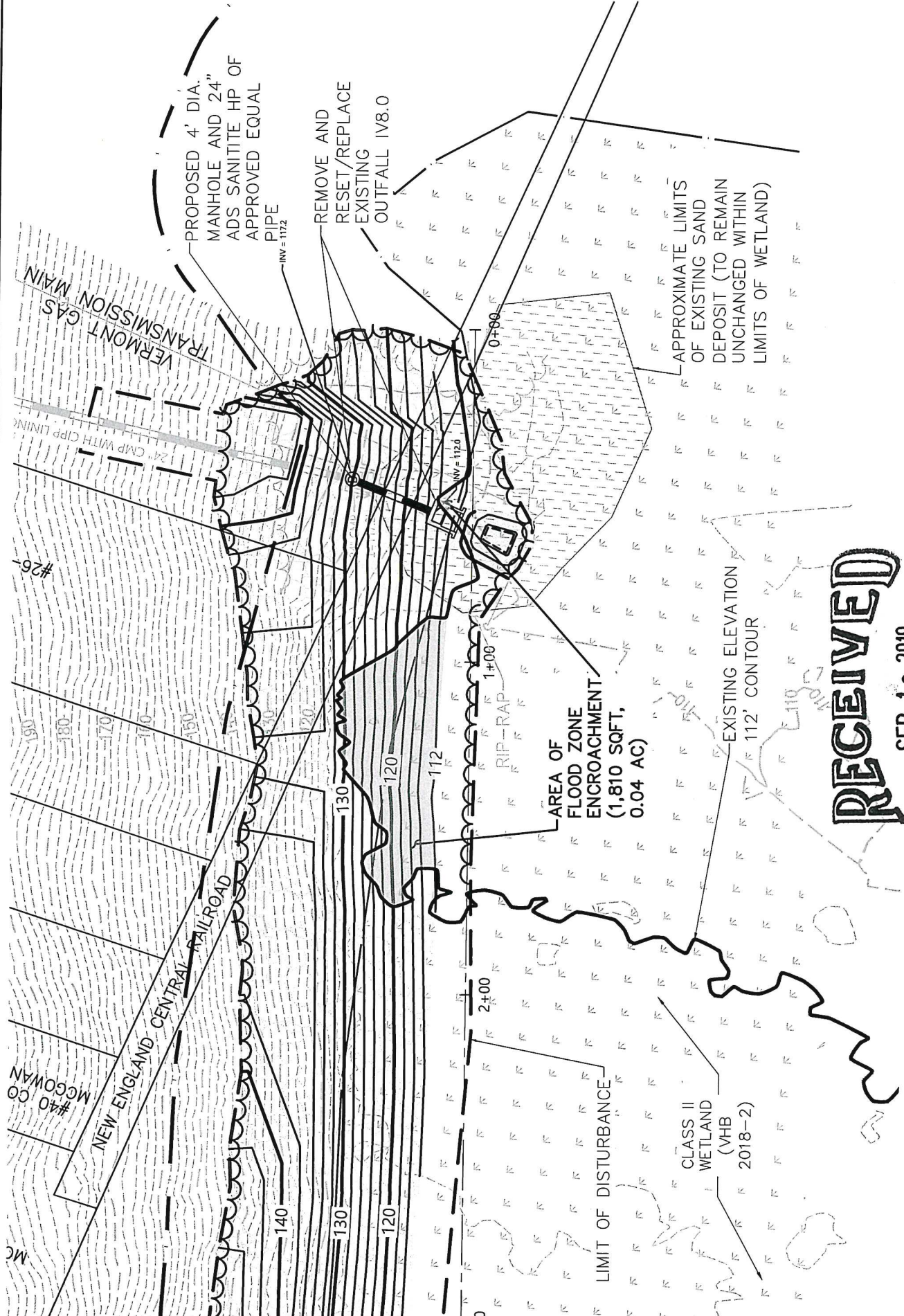


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/12/2019 at 8:55:45 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

73°13'5



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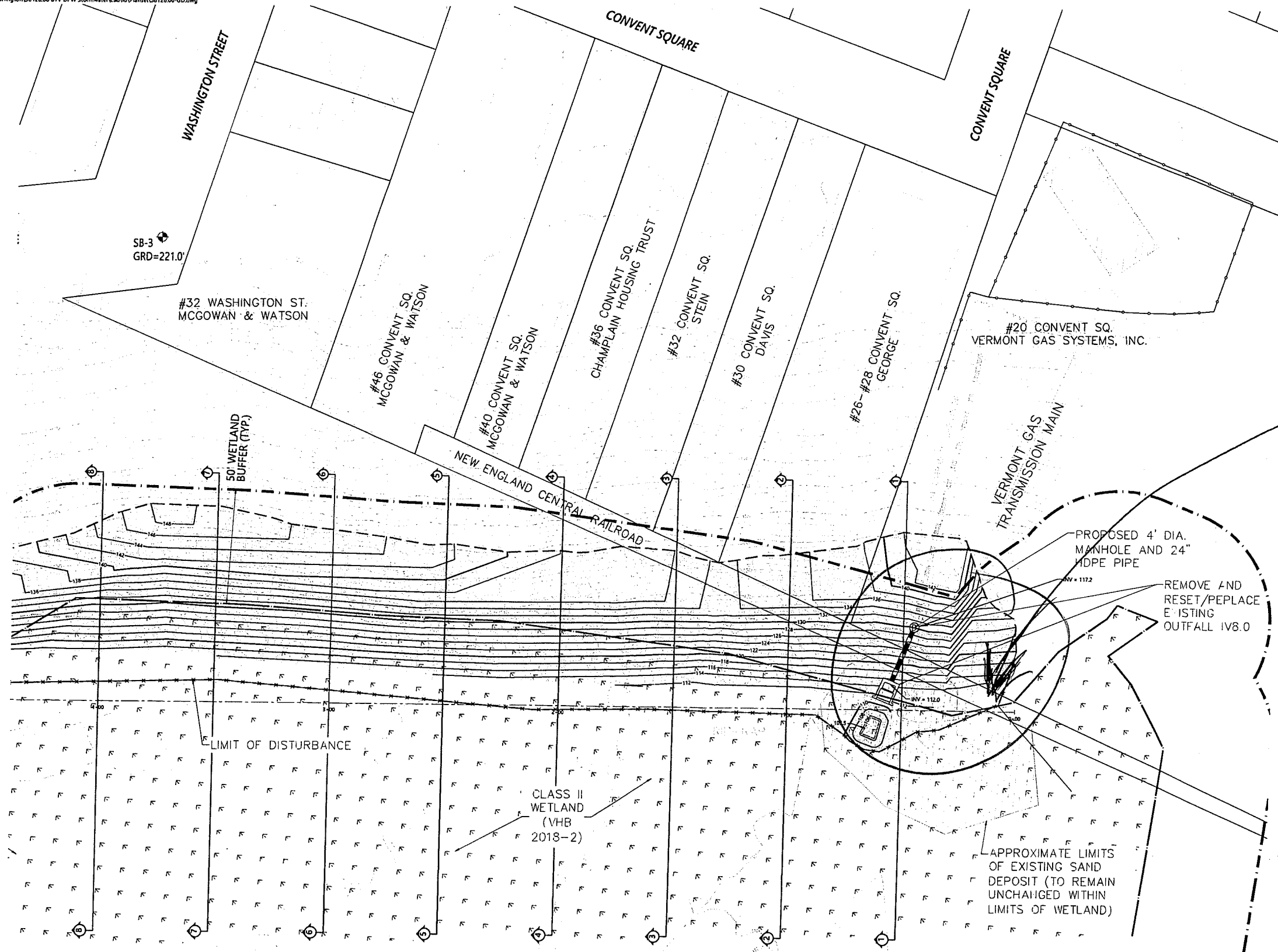
SEP 13 2019





Approved Plan from ZP 19-1027CA

\\vhb\gbh\proj\58126.00 BTV DPW Stormwater\cad\dwg\Plans\58126.00-GD.dwg



Area of 2' of fill

City of Burlington, VT
Manhattan Drive
Stormwater Outfall
Improvements
Manhattan Drive
Burlington, Vermont

No.	Revision	Date	Appr.

Designed by: CHS
Checked by: NCH
Date: May 1, 2019

Not Approved for Construction
Grading and
Drainage Plan (2 of 2)

C-2.02

8 of 18

Project Number
58126.01

Saved Wednesday, May 1, 2019 6:55:55 PM CHALE-SILLS Plotted Wednesday, May 1, 2019 7:18:32 PM Hale-SIL, CHS

Conservation Board Meeting Minutes July 1, 2019

Project Review:

19-1072CA; 180 Manhattan Drive (RM/RCO-RG, Ward 3C) City of Burlington/DPW

Stormwater outfall improvements and slope stabilization.

Jenna Olson (JO), Stormwater Project Manager, presented on speaker phone. The project is to restore 3 stormwater outfall areas that discharge into a large Intervale wetland. The project is funded with State Clean Water funds. The outfall areas are in a heavily eroded ravine. Restoration measures include repairing and stabilizing the outfall channel, sediment removal, and plantings.

RC asked about phragmites control and planning maintenance measures. He noted there are a lot of invasives in the area. JO said there are no planting maintenance plans, but the planting contractors warranty their work. The contractors also warranty their fill as clean. MM suggested getting an extended warranty period. RO offered to write and submit a maintenance plan to the Board for their review.

RC followed up with suggesting the requirement that equipment needs to arrive at the site clean. JO has that in the bid documents. She thought that requirement will also be in the State wetland permit.

MW asked how contractors will access the site. JO replied that there is a little known gated primitive road to the site.

A MOTION by ZR, with MM seconding:

The Conservation Board approves the project as presented, which includes follow up maintenance on plantings, clean fill, and clean equipment arriving at the site.

Vote: 6-0-0, motion carried.

Adjournment

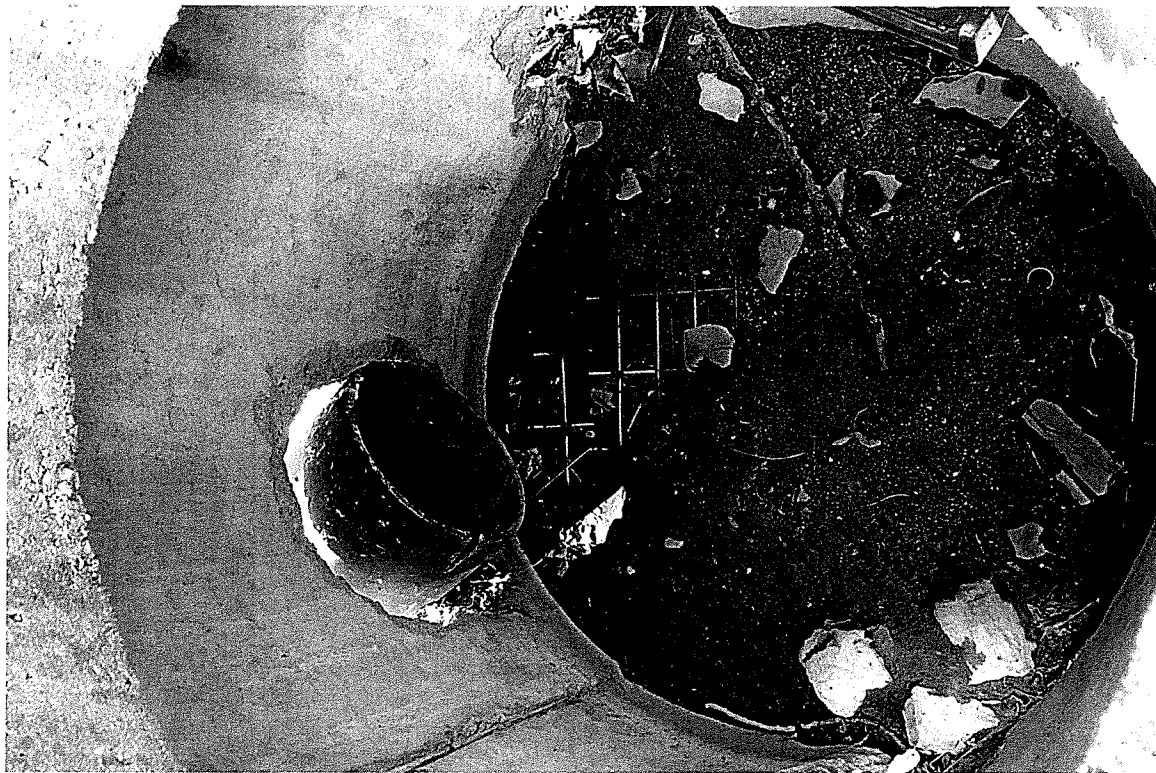
MW adjourned the meeting at 7:10 pm.



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Campus Hair Salon

Owned by: Radika Dahal

Business address: 94 Colchester Avenue, Burlington Vermont, 05401

Home address: 36 Gilman Circle, Unit 4, Colchester, VT 05446

Business Plan Presentation

submitted to:

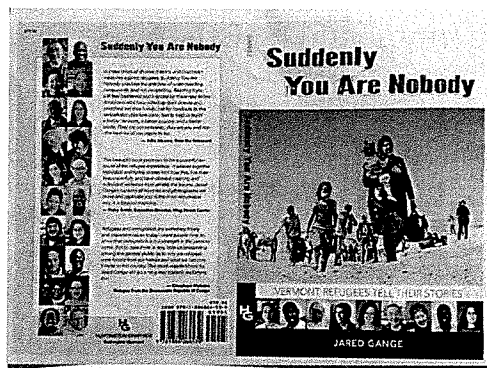
Development Review Board
Permitting and Inspections Department
Burlington City Office,
Burlington, VT 05401

Date: September 23, 2019

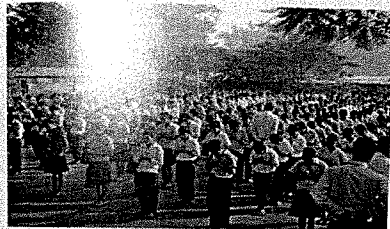
My Brief Bio

- Born in Bhutan, small country in Asia, hardly 35% larger than VT in land size area with similar population size of 700K
- Became refugee at the age of 9; lived in refugee camp for 20 years with other 120K ev citizens/refugees
- Completed High School from the refugee camp school
- Married with childhood friend from the camp; one child born in camp another in VT
- Resettled here in the US in 2011 by the US government (IOM/DHS); now a proud US c
- Went to CCV, learned English, Computer Applications and Career prospects; all support by VSAC
- Completed driving training successfully and got license, again supported by VSAC
- Pursued LNA training on my own; passed it successfully and worked in two Nursing Ho for 5 years
- Pursued Cosmetologist course on my own by borrowing Federal loan; completed successfully and worked as Licensed Cosmetologist for 2 years
- Interested in entrepreneurship since childhood; want to pursue it as my American Dre now as I have License
- Aim to start up business: self-sufficiency, support my family/kids; contribute to local economy; provide employment after expansion.

Our story in a book "Suddenly You Are No Body"



Book Title – Suddenly You Are Nobody – Vermont Refugees Tell Their Stories
Link – Will be available later; author Jared Gange is working on it.
About the book: This book features 30 former refugee individuals from 16 different countries of the world who made State of Vermont as their second home after being evicted from their original homelands. The book "Suddenly You Are Nobody" written by author Jared Gange contains the stories of the lived refugee experiences, challenges and fear of living in a new country; proof of resilience possessed by the families and individuals during the hard times and the successes they have achieved when given an opportunity to live as a free and equal human being. The cost of the book is \$19.95. Contact author Jared Gange at info@jessclimb.com; phone: 802-660-3605 if anyone is interested to get a copy of the book.



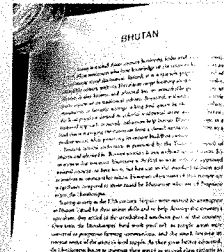
Morning prayers at the start of the school day, refugee camp in Jhapa, Nepal.

To summarize the chain of events that led to the expulsion of Lhotshampas, in 1989 and 1990, as their protests against the government—at times violent—spread throughout the country, the king responded by moving army units south into Lhotshampa territory. Schools and religious seminaries were abruptly closed, businesses shuttered, property confiscated and a policy of general harassment initiated. Intimidated and terrified by



Kish Rabka, Sara and Bidar in a cold January day.

His first job here was as a sales associate. But following stem as a translator, a teacher's aide and a medical case manager for VRRI, Vermont Refugee Resettlement Program, he is now employed with the University of Vermont College of Medicine as an Education Coach-Outreach Professional in the Vermont LEND Program (Leadership Education in Developmental Disabilities). He is founding director, a board member and secretary of the Vermont Hindu Temple, which is located in Burlington. Until recently, Rabka worked as a Licensed Nurse Aid (LSNA) but has recently transitioned to a new career as a Vermont local-certified



Home sweet home in the refugee camp. Bidar lower right.

Tibetan-Buddhist traditions and presents itself as having a whole of life, rooted in ancient traditions, while entering the modern, measured and deliberate fashion, with happiness for all.

A top student, Bidar was able to finish high school while in camp. Based on his placement in the regional exams—the came out of thousands of students—he won a scholarship, as a student in Kathmandu. In Kathmandu he lived alone in a tiny apartment, his schoolmates made him feel like he had no one.

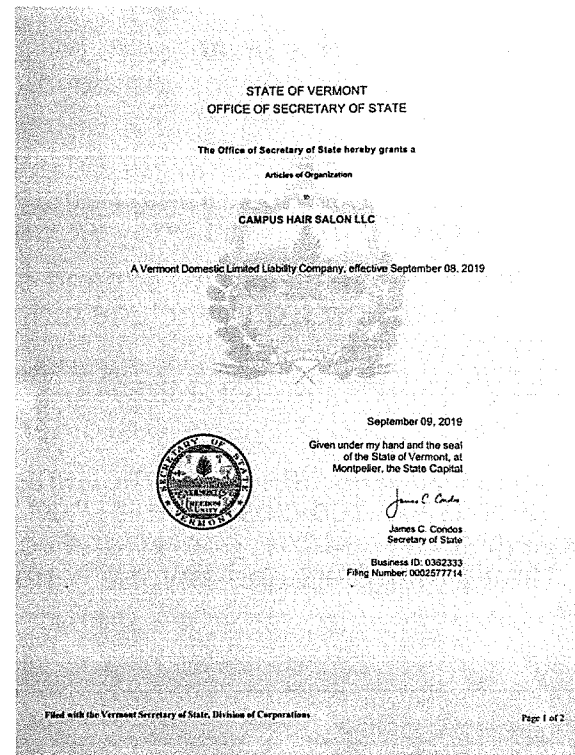
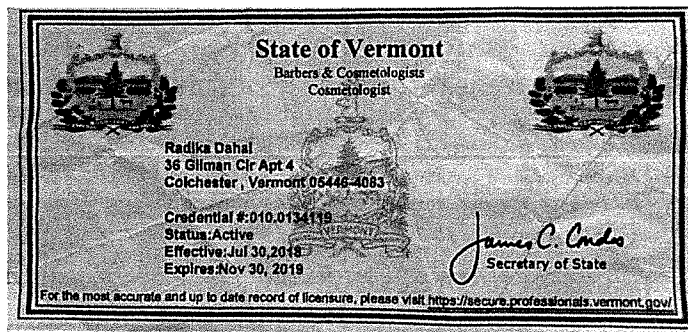
Ownership Reference

- “Campus Hair Salon” is the business owned by me with the moral and logistical supports from my husband.
- I wanted to open the salon business in this place because I saw a need of it as other beauty salons are either located in downtown area or neighboring cities.
- The location for the salon is suitable because people from different “walks” of life or backgrounds including patients/visitors coming to UVM Medical Center, students and staff from UVM colleges and hostels/dormitories, family members, doctors, nurses, children, general visitors and anyone passing by can walk in to use my business service.
- The location is also great to build up and maintain my clientele for sustenance and expansion of my business.
- I can provide cost effective and great services that can help save time, energy and money of the busy population of the campus and medical area.
- I feel that I will be contributing indirectly in carbon emission reduction too as people can walk to my salon and need not drive vehicles as it is close to diverse facilities around the area.
- I am encouraged to start my business here due to welcoming, supportive and mentor-like approach of the property owner Mr Edward von . This is a huge support and guidance for me because I am pretty new to this country and also I come from different cultural and linguistic background.

Goals & Objectives

- I am starting this business to be self-reliant, support my family; contribute to local economy; provide employment after expansion and fulfill service needs for the area.
- My “Campus Hair Salon” offers a wide range of services such as haircuts, shampooing, conditioning, hairstyling, braiding, facials, eyebrow waxing, eyebrow shaping, and body waxing.
- We would ideally like to expand our services in future if our startup goes well. The expansion would include hiring one to two people and addition of services like relaxers.
- As a beauty salon establishment, we will be dealing with cosmetic treatment for all people and strive for customer satisfaction through our services.
- Bigger satisfaction and important contribution for me would be that since our salon is located close to the UVM Medical Center and UVM campuses, we can help save the time, energy and cost of the staff, visitors, patients, students, family members and anyone who comes to our salon to get our services.

License and Certificate



Campus Hair Salon

Major Services

- Haircut
- Styling
- Body waxing
- Tanning
- Skin Care



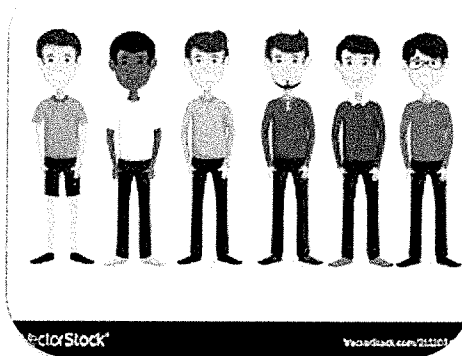
Logo
(sample)



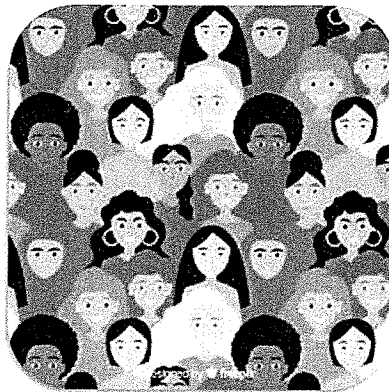
Pictures of Salon Equipments (sample only)



Clientele



Men



Women

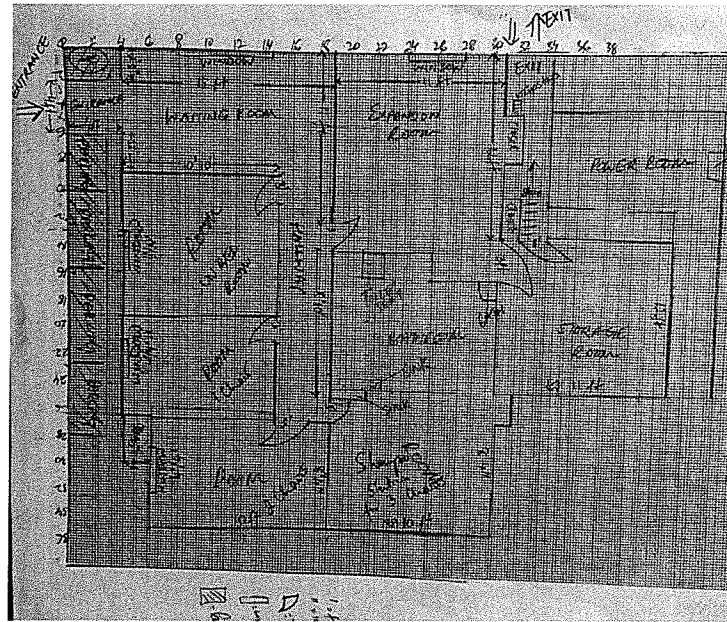
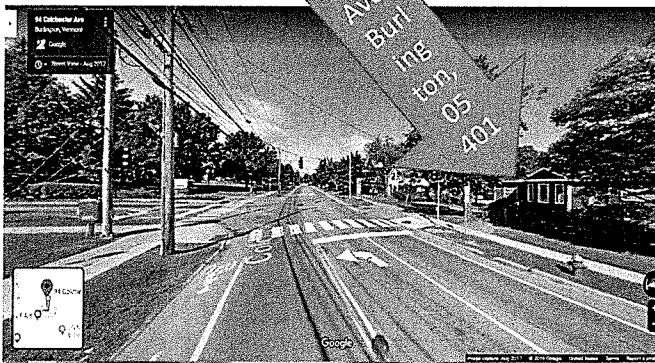


Children

Menu (Sample)

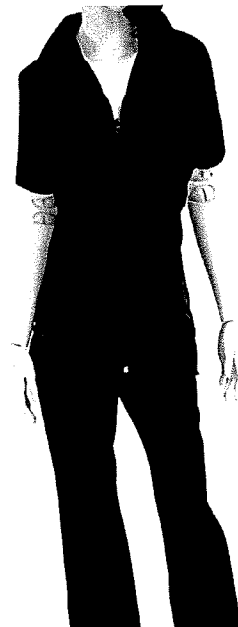
Men's Hair Cut.....	\$\$
Women's Hair Cut.....	\$\$
Children's hair Cut 12 and under.....	\$\$
Senior's Hair Cut	\$\$
Bang Trim.....	\$\$
Shampoo, Blow Dry & style.....	\$\$
Spiral perm.....	\$\$

Location and Floor Map



Hours of Operation & Dress Code

BUSINESS HOURS:			
Mon.	Closed	to	Closed
Tues.	8:30 AM	to	5:00 PM
Wed.	8:30 AM	to	5:00 PM
Thur.	8:30 AM	to	5:00 PM
Fri.	8:30 AM	to	5:00 PM
Sat.	8:30 AM	to	5:00 PM
Sun.	9:00 AM	to	5:00 PM



Casual
Formal
Black will
be my
salon's
dress code.
Apron is
mandatory.

Journal of Cosmetology & Trichology [1] **states that:**

- the cosmetology involves the practices of caring for the hair, skin and nails by any means, whether chemical, mechanical or by hand on a person. It further explains that the branches of specialty of cosmetology include hairstyling, coloring, perming, scalp treatments, skin care, cosmetics, manicures, pedicures, waxing, facials, and massages.

1. [<https://www.omicsonline.org/scholarly/cosmetology-journals-articles-ppts-list.php>]

Hairstyling business never stops...

Economists from various institutions across US reported that there was a 36% increase in personal-service jobs between the years 1989 and 2007. Likewise, at a time when the U.S jobs fell by nearly 6% between 2007 and 2010, the number of personal-service jobs actually increased by 2%. The government's Occupational Employment Statistics for the period between 2007 to 2011 showed hairstyling jobs growing at 4% and jobs as manicure and pedicure technicians at 6.7%.

[<https://www.modernsalon.com/362701/why-cosmetology-is-a-secure-job-choice>]

Experts in the field say...

Cosmetology - a secure career & business

"The job security you get as a stylist is priceless; it is an unstoppable career for centuries ahead."

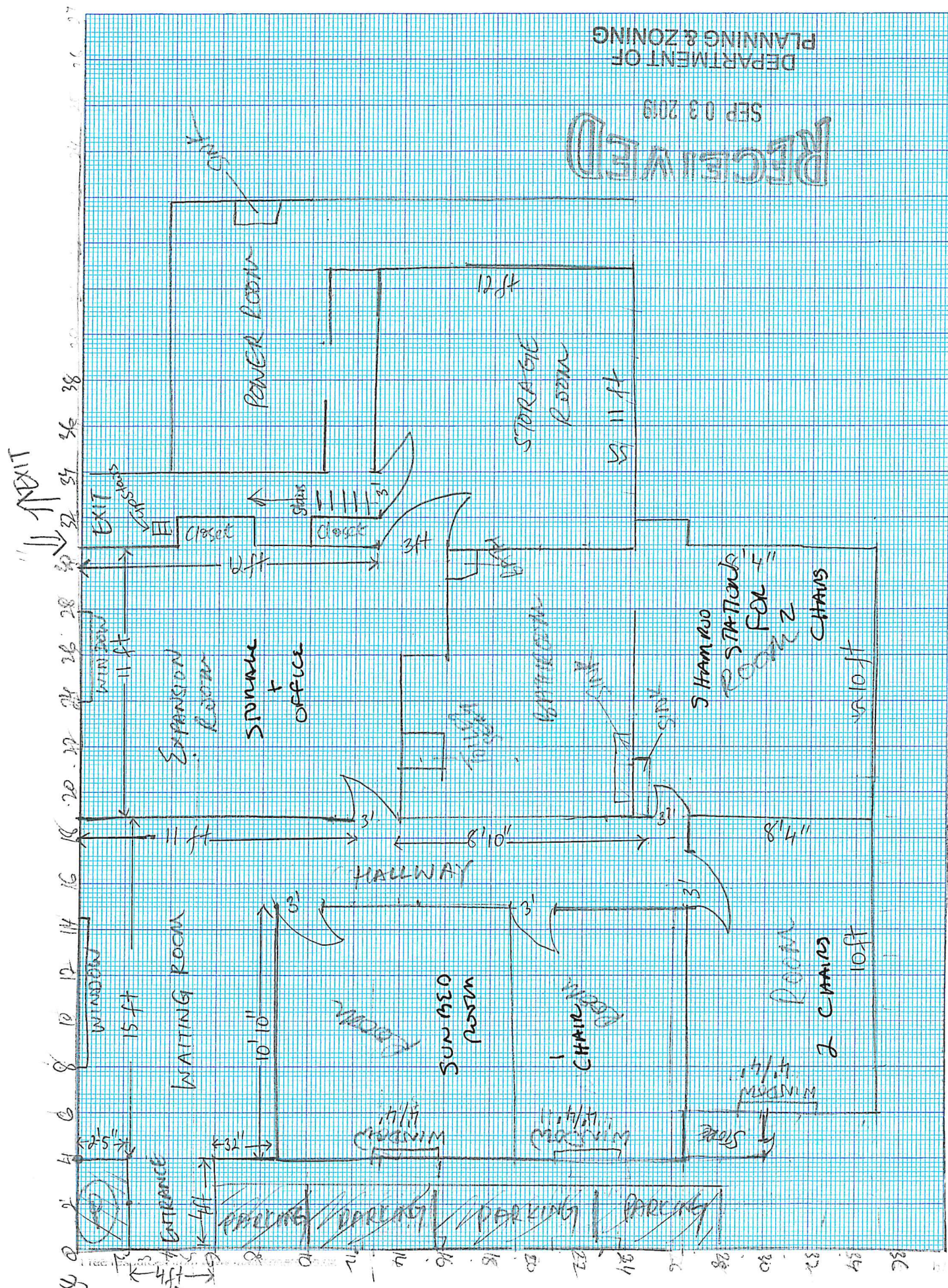
modernsalon.com



Michelle Candino Kauh!: "I can honestly say in the past 19 years that I have done ha
economy has not touched my business at all. I am actually business. I love my career, and
lawyer and teacher friends who all said you can't make any money are finding themselv
making money. I am single, I own my own house, I have two vehicles paid off and have ma
the bank." Taken from Modern Salon

**Thank you for your
kind consideration!**

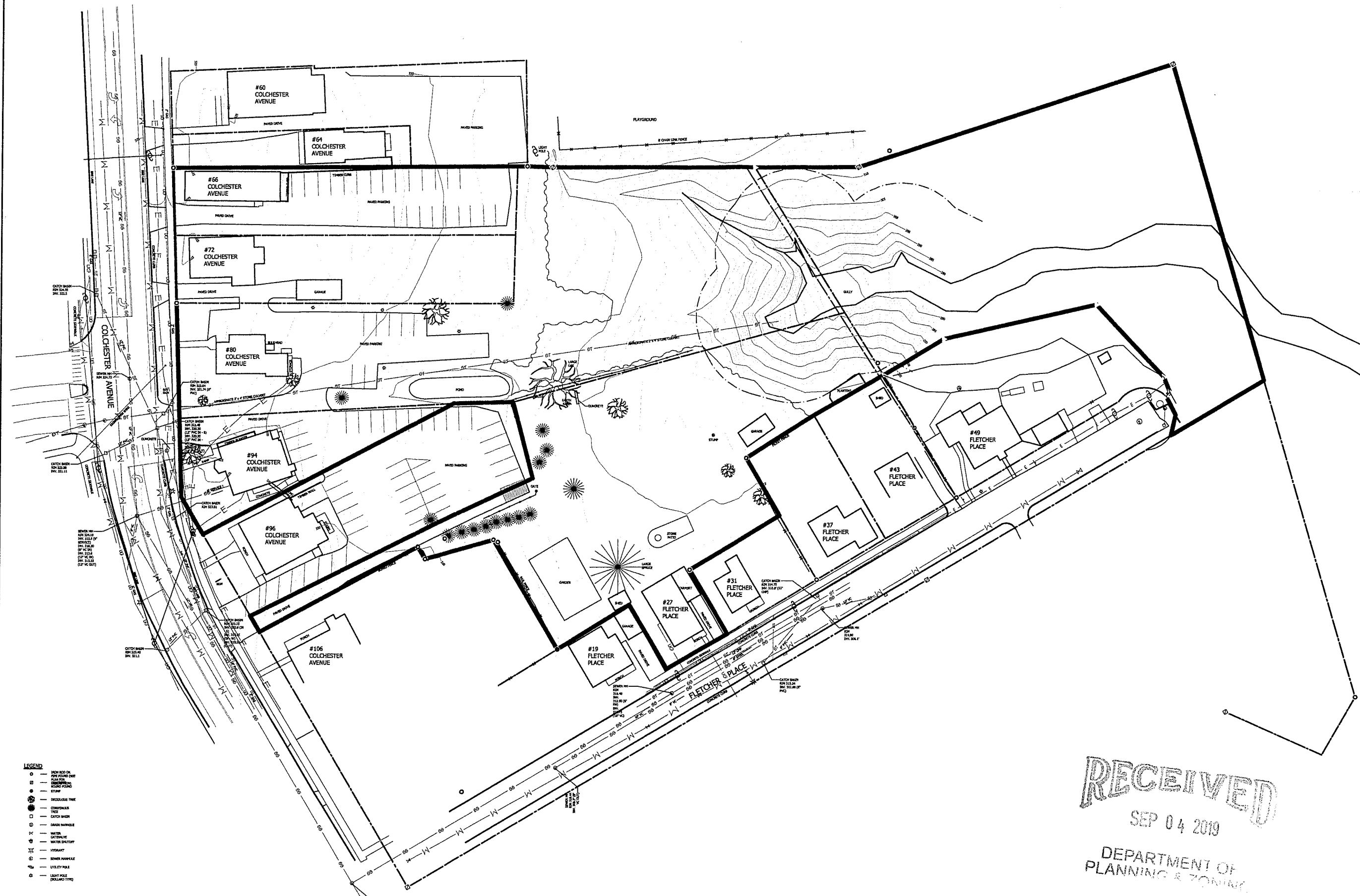




DEPARTMENT OF
PLANNING & ZONING

SEP 03 2019

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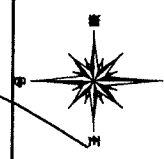


- LEGEND
- SHOW ADD OR
 - PLAN FOR
 - INDICATE TIME
 - CONCRETE
 - TRAIL
 - CATCH BASIN
 - DRAIN MANHOLE
 - WATER
 - DETENTION
 - WATER SHUTOFF
 - HYDRANT
 - SEWER MANHOLE
 - UTILITY POLE
 - UTILITY POLE (GROUND TYPE)

EXISTING CONDITIONS PLAN
SCALE: 1" = 30'-0"

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SEP 04 2019
DEPARTMENT OF
PLANNING & ZONING

DATE:	
REVISIONS:	

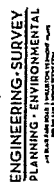


EXISTING CONDITIONS PLAN
72,80,94 COLCHESTER AVENUE- 27 FLETCHER PL.
MILLER - VONTURKOVICH
BURLINGTON, VERMONT

550 Henshaw Road
Suite 101
Burlington, VT 05403
802.883.8722
Rabideau-Architects.com

Rabideau Architects

PROJECT # 1412
SHEET NUMBER
SP-2
DATE: 3/14/2019



Item	Description	Date	By
1	City Comments	12/27/16	Jane
2	DAM Comments	01/04/17	AGUE
3	Examiner's Reply	01/17/17	AGUE

[illegible]

Source: U.S. Census Bureau, *Marriage, Divorce, Remarriage in the 1990s*, Table 1.1.

**Colchester Avenue
Housing
Burlington, Vermont**

Fig. 1. 4. 1988.

Overall Site Plan

Bulbs	60/100 W
Switch	1" x 7"
Polym. Switch	11.027
Dim. 811	100C
Polym. Engin.	AC-100
Approved 10	1000
	100

NOTE: WILL NOT BE LEFT UNLESS NOT KNOWN FOR CLARITY,
SEE PLAY FOR A COURSE IN INFORMATION

• NOTE •
ANY MODIFICATION 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.

SIGNED: WLO DATE: 5/10/17
Planning & Zoning Department
Burlington, Vermont

LOT COVERAGE:
 PARCEL 181 • 4.01 ACRES
 * see conditions
 of approval
 217-0388CA/HA
 MUST BE ALLOWANCE COVERAGE = 42%
 EXISTING COVERAGE = 32.3%

LOT COVERAGE:
PARCEL 322 = 4.01 ACRES

Department of Permitting & Inspections

Zoning Division
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Alison Davis, Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Ryan Morrison
DATE: October 1, 2019
RE: 20-1316CA; 180 Manhattan Drive

=====

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

Zone: RCO-C Ward: 3C/2C

Owner/Applicant: City of Burlington / City of Burlington Department of Public Works

Request: Import fill into the Special Flood Hazard Area as part of a previously approved repair/re-stabilization project for three stormwater outfalls that discharge to an area referred to as the 'Intervale Wetlands'.

Applicable Regulations:

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

Background Information:

Zoning Permit 19-1027CA was approved on July 10, 2019 for the repair/replacement of three stormwater outfalls, the stabilization of a steep, sandy slope above the outfall locations for safety, and for the restoration of wetland areas damaged by erosion issues. The overall project lies within a Riparian and Littoral Conservation Zone and a Wetland Conservation Zone. On July 1, 2019, the Conservation Board reviewed the application, and recommended approval as presented, which also includes follow up maintenance on plantings, clean fill, and clean equipment arriving at the site. The permit was then issued administratively.

However, now the applicant now proposes a slight modification to accommodate the stone toe-berm which involves 29 cubic yards of fill within the Special Flood Hazard Area. The overall toe-berm will protect the slope against erosion and increase the factor of safety for slope stability. Also, the berm was included as part of ZP19-1027CA, and as a result, the only thing subject to this DRB review and permit is the 29 cy of fill in the SFHA.

The property sits within the Special Flood Hazard Area. This location triggers review under the SFHA criteria of Sec. 4.5.4. Project plans have been provided to the state floodplain coordinator. The State Floodplain Coordinator stated that he has no comment or concern with the project as it is consistent with the *reasonably safe from flooding* provisions in Burlington's flood hazard regulations.

Background:

- **Zoning Permit 03-248**; construct new, paved 3-meter wide, 3-mile long bike path along Route 127 between Manhattan Drive and the Ethan Allen Homestead. November 2002.
- **Zoning Permit 10-0976CA**; improve the entrance to the recreation path with landscaping, structure, fountain, curbing and gate. June 2010.
- **Zoning Permit 15-0605CA**; repair embankment along north side of Manhattan Drive with associated infrastructure and improvements. November 2014.
- **Zoning Permit 19-1027CA**; repair of existing eroded areas, restore wetland areas damaged by erosion issues, stabilize steep and sandy slope above the outfall locations for safety. July 2019.

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

I. Findings

Article 4: Zoning Maps & Districts

Sec. 4.4.6, Recreation, Conservation and Open Space Districts

(a) Purpose

The Recreation, Conservation and Open Space (RCO) Districts are intended to protect the function, integrity and health of the city's natural systems environment, provide for a balance between developed and undeveloped land, protect air and water quality, provide adequate open areas for recreation, conservation, agriculture, and forestry, enhance the city's quality of life and the aesthetic qualities of the city, moderate climate, reduce noise pollution, provide wildlife habitat, and preserve open space in its natural state.

The RCO districts are subdivided into three parts, and are further described as follows:

3) RCO-Conservation (RCO-C): The Conservation District is intended to preserve the function, integrity and health of the city's significant natural communities and features, both land and water, in their natural state for scientific, ecological, wildlife, educational or scenic purposes. The Conservation District may contain passive recreational opportunities where such activities are compatible with the protection of natural features.

One of the goals of the overall project is to improve the stability of the steep sandy slope above the stormwater outfalls, as well as the outfalls themselves, in an effort to provide for a safe and well-functioning stormwater management system. Maintaining these systems is crucial in maintaining the City's function, integrity and health. **Affirmative finding.**

(b) Dimensional Standards & Density

Dimensional standards are unaffected by this project. Under Sec. 5.2.3 below, drainage ways are exempt from lot coverage requirements. **Affirmative finding**

(c) Permitted & Conditional Uses

Not applicable.

(d) District Specific Regulations

Not applicable.

Sec. 4.5.4, Natural Resource Protection Overlay District:

The project is located within a Special Flood Hazard Area (an area identified as such on the most current flood insurance studies and maps of the Department of Homeland Security, FEMA, and NFIP). As a result, the following criteria apply.

(f) District Specific Regulations: Special Flood Hazard Area
(7) Special Review Criteria

A. The danger to life and property...

According to the applicant's submittal, the project will result in a negligible rise in flood levels – 0.02 inches to be precise – which is smaller than a single grain of sand. Because the area lies at an elevation approximately 100 ft below development along North Avenue and Convent Square, there is no danger to life and property due to any possible increase in flood heights. **Affirmative finding**

B. The danger that material may be swept onto other lands...

The area is located at a significantly lower elevation than nearby development - a difference of approximately 100 ft. Should any material be swept away, it will not pose a threat to nearby development. **Affirmative finding**

C. The proposed water supply and sanitation systems...

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

D. The susceptibility of the proposed facility and its contents to flood damage...

The proposed modifications should have no bearing on the susceptibility to flooding. **Affirmative finding**

E. The importance of the services provided...

The existing stormwater management service that the site provides is essential to the operation of the City. Overall, the proposal is to simply repair the facilities, and re-stabilize a steep slope to protect against erosion. **Affirmative finding**

F. The availability of alternative locations...

There is no other viable location since the stormwater management facility already exists in what is the most sensible location. **Affirmative finding**

G. The compatibility of the proposed use with existing development...

With the exception of Route 127 and the railroad track, there is no other development nearby. This is a natural area. **Affirmative finding**

H. The relationship of the proposed use to the Municipal Development Plan...

No new use is proposed. The proposal is to repair an existing stormwater management facility, where a very small portion of the overall project extends into the SFHA. **Affirmative finding**

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

There should be no need for access to the facility during times of flooding. In fact, the area is not typically accessed except for those on foot. **Affirmative finding**

J. The expected heights, velocity, duration, rate of rise...

The maximum regulatory flood elevation along in this area of the 'Intervale Wetlands' is 112' above sea level. Velocity of floodwaters here is not an issue. Water is more or less stationary as it

risers and falls. The duration of flooding and the rate of its rise depend entirely on spring snowmelt and precipitation events. Sediment transport is insubstantial. Sediment transport is associated with moving waterways such as rivers. The proposal will have no impact on flood height, velocity, duration, rate of rise, or sediment transport. **Affirmative finding**

K. Conformance with all other applicable requirements...

See Articles 4, 5, and 6 of these findings.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

b. Exceptions to Lot Coverage

2. Drainage ways.

The overall project (permitted under ZP19-1027CA) essentially involves repairs to, and preventative measures for, the existing stormwater drainage facility. **Affirmative finding**

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

Not applicable.

Sec. 5.2.6, Building Height Limits

Not applicable.

Sec. 5.2.7, Density and Intensity of Development Calculations

Not applicable.

Sec. 5.5.1, Nuisance Regulations

Not applicable.

Sec. 5.5.2, Outdoor Lighting

Not applicable.

Sec. 5.5.3, Stormwater and Erosion Control

The project is specifically to protect an existing stormwater facility by stabilizing a steep slope to prevent erosion. There is less than 400 sf of ground disturbance proposed under this permit, so stormwater and erosion control review is not technically required. **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

The subject property is part of the larger 'Intervale Wetlands', located around Route 127 as it moves northward from the Old North End. Much of the 'Wetlands' are within the

Special Flood Hazard Area. The proposal will absolutely act as protection to this natural feature. **Affirmative finding**

b) Topographical Alterations

The 29 cy of fill is part of an approved toe-berm to prevent erosion of the steep slope above, an integral piece in erosion prevention. **Affirmative finding**

c) Protection of Important Public Views

Not applicable.

d) Protection of Important Cultural Resources

Not applicable.

e) Supporting the Use of Renewable Energy Resources

Not applicable.

f) Brownfield Sites

Not applicable.

g) Provide for Nature's Events

See Sec. 5.5.3.

h) Building Location and Orientation

Not applicable

i) Vehicular Access

Not applicable.

j) Pedestrian Access

Not applicable.

k) Accessibility for the Handicapped

Not applicable.

l) Parking and Circulation

Not applicable.

m) Landscaping and Fences

Not applicable.

n) Public Plazas and Open Space

Not applicable.

o) Outdoor Lighting

See Sec. 5.5.2.

p) Integrate Infrastructure into the Design

Not applicable.

Part 3, Architectural Design Standards

Not applicable

II. Conditions of Approval

1. The site modifications shall be reasonably safe from flooding and be:
 - A. Designed and adequately anchored to prevent flotation, collapse, or lateral movement during the occurrence of the base flood;
 - B. Constructed of materials resistant to flood damage;
 - C. Constructed by methods and practices that minimize flood damage; and
 - D. Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
2. The Applicant/Property Owner is responsible for obtaining all necessary state and federal permits.
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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Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: October 1, 2019
RE: 20-0260CU; 94 Colchester 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: ZP20-0260CU

Location: 94 Colchester Avenue

Zone: I **Ward:** 1E

Date application accepted: September 3, 2019

Applicant/ Owner: Radika Dahal / Colchester Avenue Housing, LLC

Parking District: Shared Use

Request: Change of use in the lower level of the existing building from a medical office to a beauty salon. Proposal includes a 1 space parking waiver request.



Applicable Regulations:

Appendix A (Use Table – All Zoning Districts), Article 3 (Applications, Permits, and Project Reviews), Article 4 (Zoning Maps and Districts), Article 8 (Parking), Article 13 (Definitions)

Background:

- **Zoning Permit ZP17-0388CA/MA**; planned unit development in combination with 66, 72, 80, and 96 Colchester Avenue - construct a 3 story residential building containing 75 apartment units, combine and reconfigure surface parking areas. May 2017.
- **Non-Applicability of Zoning Permit Requirements 07-703NA**; replace asphalt shingle roof with same. May 2007.
- **Zoning Permit 91-154**; remove two windows and one door from north elevation and install three windows on same side. No change in use. October 1990.
- **Zoning Permit 89-042**; replace existing vestibule, new siding and windows, new walkways and landscaping. February 1989.
- **Zoning Permit 780073**; erect an 18' x 30 addition in rear of existing building. June 1977.
- **Zoning Permit**; desire to rent portion of premises for doctor's office. Approved May 1963.

Overview:

The applicant proposes to convert the lower level of the existing building from a medical office to a beauty salon. The upper level will continue to be used as a medical office. The building was constructed in 1960.

The building was included in a Planned Unit Development approved by the DRB on May 10, 2017 (ZP17-0388CA/MA). The PUD involved 66, 72, 80, 94, and 96 Colchester Avenue. New development includes construction of a 3 story residential building containing 75 apartment units and combined/reconfigured surface parking areas. The existing buildings on the properties included are to remain in place. Construction for the development has yet to begin. However, review of this zoning permit will assume the PUD's layout, particularly pertaining to use of the reconfigured parking areas.

Recommendation: Conditional Use Approval, per the following findings and conditions:

I. Findings

Appendix A – Use Table – All Zoning Districts

Salon/Spa is a Conditional Use in the I zoning district. The applicant proposes to convert the lower level of the existing building at 94 Colchester Avenue from a medical office to a beauty '*Salon/Spa*' (see definition – Article 13 below). **Affirmative finding**

Article 3: Applications, Permits and Project Reviews

Part 5: Conditional Use and Major Impact Review

Section 3.5.6 Review Criteria

(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 proposal will have minimal impact on public utilities, facilities and services. It is possible that a state wastewater permit will be required, and if so, the applicant will be responsible for securing said permit. **Affirmative finding as conditioned.**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the Municipal Development Plan;*

The property is within the Institutional zone, where there are a variety of uses, ranging from UVM educational buildings, various commercial uses, and residential properties. The subject property has been used as a medical office for many years. The commercial aspect of the building will not change as a result of the current proposal. **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;*

No greater impacts are anticipated. **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;*

This parcel is located on Colchester Avenue, a heavily traveled street that provides a high level of service. The existing access will continue to serve the subject property. There are transit stops within walking distance (<100 feet) along Colchester Avenue, and sidewalks exist on both sides of the street. The proposal is not expected to create adverse impacts on the existing transportation system. **Affirmative finding.**

5. *The utilization of renewable energy resources;*

Nothing within the application prevents the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**
and;

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

The application and resultant change in use will be required to meet all bylaws and city and state ordinances in effect. **Affirmative finding as conditioned.**

(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;*

Not applicable. No changes to the site are proposed.

2. *Time limits for construction.*

Not applicable. There is no construction proposed.

3. *Hours of operation and/or construction to reduce the impact on surrounding properties.*
The applicant notes business hours of 8:30am to 5:00pm, Tuesday – Saturday, and 9:00am to 5:00pm on Sundays. The application notes that the business will not be open on Mondays. Given the nature of the business, negative impacts on surrounding properties are not expected. **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,*
The proposal takes full advantage of the building's lower level. However, should there be a enlargements or alterations in the future, the applicant will have to return to the DRB for approval. **Affirmative finding as conditioned.**
and
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.*
None identified.

Article 4: Zoning Maps and Districts

- (a) *Purpose: The Institutional District (I) as illustrated in Map 4.4.4-1 allows for an increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility of the city's major educational and health care institutions within their respective institutional missions. New development is intended to be sensitive the historic development pattern of the existing campuses as well as the surrounding residential neighborhoods.*
The district is intended to support broad range of related uses reflecting the resident institution's role as regional educational, health care, cultural and research centers. Buildings should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sensitive transitions between adjacent lower scale residential areas and larger scale institutional development should be provided. Sites should be designed to be pedestrian friendly and encourage walking between buildings. Where parking is provided onsite, it is intended to be hidden behind, to the side, within, or underneath structures.

The proposal is simply changing one commercial use to another within the existing building. The salon will provide what is anticipated to be a desirable service to the surrounding community.
Affirmative finding.

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

In the Shared Use Parking District, medical offices require 2 spaces per 1,000 sf of gross floor area, and a salon/spa requires 4 spaces per 1,000 sf of gross floor area. With a lower level floor area of 1,073 sf, 4 spaces will be required for the new use – two more spaces than what the previous medical office use required.

Given the 2 space credit from the previous medical office, the proposed use will have to come up with 2 parking spaces. Parking for the future PUD totals 125 spaces, of which 124 were required

based on existing and proposed uses. That extra space is being reserved for the beauty salon, which leaves a one-space deficiency. Sec. 8.1.15 (below) allows for parking waivers of up to 90% for non-residential uses. **Affirmative finding if the DRB approves the parking waiver.**

Section 8.1.15 Waivers from Parking Requirements/Parking Management Plans

Waivers of up to 90% can be permitted for non-residential uses. The PUD developer has agreed to assign the 125th space out of the 125 parking spaces to the salon – leaving the new business 1 space short of the required 4 spaces (after the 2-space credit from the previous medical office use). As a result, they propose a 25% waiver. The applicant states that the business, being located so close to UVM and the Medical Center, several nearby businesses, as well as near a large residential neighbor, that foot traffic is highly anticipated. The applicant continues that since it is only one person that will run the salon, there will only one customer at a time. Because of that, 2 vehicles would need parking (the business owner's and the customer's) – or potentially 3 vehicles – should a new customer's arrival overlap with a current customer. Additionally, with the PUD's 125 space, shared parking lot, there will be a multitude of parking spaces that will be available during Tuesday-Friday business hours as a result of residents departing for their daily jobs. It would also be assumed that extra spaces will be available on Saturdays and Sundays as the other businesses included in the PUD will be closed, and some residents may be away for the weekend.

Given the future shared parking area for the PUD, and the above reasoning for a one-space waiver, a 25% waiver appears to adequately satisfy the intent of the parking regulations. **Affirmative finding if the DRB approves the parking waiver.**

Article 13: Definitions

Salon/Spa: An establishment where non-surgical cosmetology services are provided including hair care, nail care, and skin care on a regular basis for compensation, including but not limited to day spas, tanning beds and chemical treatments.

The salon will include haircuts, styling, body waxing, tanning and skin care. **Affirmative finding.**

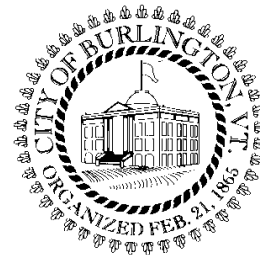
II. Conditions of Approval

1. A 1-space parking waiver is included in this approval. The applicant shall report back to the Department of Permits & Inspections each year for three years to define the efficacy of the parking waiver.
2. 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.
3. The applicant/property owner shall secure a state wastewater permit, should one be required for the proposal.
4. Any physical alteration or enlargement of the use will require a new zoning permit, subject to regulations in effect at the time of permit application submittal.
5. Standard Permit Conditions 1-15.

**Department of Permitting and Inspections
Zoning Division**

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Alison Davis, Zoning Clerk
Theodore Miles, Zoning Compliance Officer
Charlene Orton, Administrator



TO: Development Review Board
FROM: Mary O'Neil
DATE: October 1, 2019
RE: ZP20-0203CA; 149 Beaumont 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.

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File: ZP20-0203CA

Location: 149 Beaumont Avenue (UVM Campus)

Zone: ICC-UVM **Ward:** IE

Parking District: Shared

Date application accepted: August 19, 2019

Applicant/ Owner: University of Vermont State Agricultural College

Estimated Construction Cost \$33,000,000.

Request: 62,250 GSF addition to the existing HSRF building. Addition will be 3-4 stories and mechanical penthouse. New green space will replace portion of existing parking lot, to include paths, landscaping, benches and lighting

Background:

- **Zoning Permit 17-0771SN;** Installation of two sets of BI-L building mounted lettering for the Robert Larner MD College of Medicine, on east and west sides of entrance to the COM as per UVM Master Sign Plan. February 2017.
- **Zoning Permit 99-338/ 99-037CU/MA;** Construction of 110,000 sf Health Science Research Facility connected to the existing Stafford and Given buildings. February 1999.



Overview: UVM proposes this addition to the Health Sciences and Research Facility (HSRF) to provide flexible research lab space, lab support, and office spaces. It is designed to accept faculty moving out of Given Medical Building.

New green space will be provided north of the addition/ east of HSRF, replacing a portion of the existing parking lot. Walkways, blue lights, benches, and landscaping are included.

Applicable Regulations: Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking).

The Design Advisory Board reviewed this proposal at their September 10, 2019 meeting, and unanimously voted to forward the project to the DRB with **favorable review**; conditioned upon satisfying the requirements of Article 8 (Parking.)

Recommendation: At the time of the DAB hearing, the applicant had not provided evidence of adequate parking to both replace the lost 121 spaces and the 62 spaces required for the new use. Without a Joint Institutional Parking Management Plan (JIPMP), the applicant must provide parking on an application-by-application basis. The applicant has provided a Parking Management Plan specific to this application, and a companion application for a new parking lot; both directed toward addressing the targeted parking need of this development. DRB acceptance of that plan and the ancillary parking lot is a condition of **Certificate of Appropriateness Approval** for the new addition.

I. Findings

Article 3: Applications, Permits, and Project Reviews:

Section 3.3.2 Applicability

The new building area associated with this project is subject to impact fees per the provisions of *Part 3: Impact Fees* of Article 3. Based on the submitted new gross area, the estimated impact fees are:

SF of Project 62,250

Department	<u>Offices & Other</u>	
	Rate	Fee
Traffic	0.686	42,703.50
Fire	0.202	12,574.50
Police	0.356	22,161.00
Parks	0.425	26,456.25
Library	0.000	0.00
Schools	0.000	0.00
Total	1.669	\$ 103,895.25

Section 3.3.8 Time and Place of Payment

(a) *New buildings: Impact fees must be paid at least seven days prior to occupancy of a new building or any portion thereof.*

Affirmative finding as conditioned.

Article 4: Maps & Districts

Section 4.4.4, Institutional District

(a) Purpose

See Sec. 4.5.2 (d) *District Specific Regulations: Institutional Core Campus Overlay, UVM Central Campus ICC-UVM.*

(b) Dimensional Standards & Density

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus ICC-UVM.*

(c) Permitted & Conditional Uses

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus ICC-UVM.*

Sec. 4.5.2 Institutional Core Campus Overlay Districts

(a) Purpose

The Institutional Core Campus Overlay Districts are intended to provide for reasonable future growth for institutions within the core of their respective campuses without further intrusion into surrounding residential neighborhoods. It provides for increased development scale and intensity than would be found in adjacent residential areas and for a variety of uses associated with higher education, health care, and cultural and research centers. The proposed construction of the new addition to HSRF is consistent with this intent. **Affirmative finding.**

(b) Areas Covered

The proposed construction is located within the *UVM Central Campus ICC-UVM.*
Affirmative finding.

(d) District Specific Regulations: UVM Central Campus ICC-UVM.

1. Transitional Buffer:

- A. *The Transitional Buffer shall include all property within the area as measured from the centerlines of Colchester Avenue, East Avenue, Main Street, and South Prospect Street and extending 150 feet into the ICC-UVM District as delineated on Map 4.5.2-2 UVM/UVMMC ICC Transitional Buffer above.*
- B. *Lot coverage shall not exceed 40% for the aggregate of all land owned by an institution and located within the Transitional Buffer.*
- C. *Unless replaced on site, no housing unit in a residential structure located within the Transitional Buffer shall be demolished or converted to a nonresidential use, except for housing units which are exempt from the provisions of Article 9. Housing Replacement standards of this ordinance shall apply to any such activity.*

The development area is not within the Transitional Buffer of the ICC-UVM overlay.
Not applicable.

2. Lot coverage

Maximum lot coverage shall be applied to the aggregate of all lots owned by the institution and located within the ICC -UVM District. Lot coverage shall not exceed 65% except as provided below.

The maximum lot coverage within the ICC -UVM District may be increased by one percent for each one percent that the Transitional Buffer coverage is less than 40%, up to a maximum of 70%.

As provided by the applicant, existing lot coverage in ICC Main Street North is 50.5059%.
Proposed lot coverage will be 50.5032%. **Affirmative finding.**

3. Setbacks

Minimum side and rear yard setbacks in the underlying zoning district shall not be applicable within the ICC -UVM District.

Front setbacks shall be fifteen (15') feet measured only along any street defining the Transitional Buffer.

The development area is significantly outside the Transitional Buffer. **Affirmative finding.**

4. Surface Parking

No new outdoor surface parking spaces shall be permitted unless the number of the new outdoor surface parking spaces is offset by a corresponding removal of outdoor surface parking spaces existing as of January 1, 2007, and upon the approval by the DRB. [This was modified by the DRB in June 2019, and allowed delegation for administrative review under a change to DRB By-Laws.]

No new surface parking spaces are proposed within this application; however, a companion application proposes 67 net new parking spaces at 10 University Place. Reference is made to that application. **Affirmative finding.**

5. Building Height

Building height shall be measured under the provisions of Art. 5 except that the Measurement Interval method specified in Sec. 5.2.5(a)(3) shall not apply.

For the sole purpose of regulating building height, the ICC-UVM District shall include an ICC-UVM Central Campus Height Overlay as delineated on Map 4.5.2-4. Building height within the ICC-UVM Central Campus Height Overlay shall not exceed 140-feet.

The proposed HSRF addition does not exceed the limitation of Map 4.5.2-4. **Affirmative finding.**

Map 4.5.2-4 ICC-UVM Central Campus and Height Overlay

For all other areas within the ICC-UVM District, except for ornamental and symbolic architectural features, additions and new construction may be built to a height that does not exceed the lesser of:

- A. The actual height of the tallest existing structure as of January 1, 2008 and located within the core campus district; or,*
- B. The elevation of a plane running parallel to sea level from a point defined by the roof of the tallest structure at the highest elevation within the parcel as depicted as of January 1, 2008.*

The proposed addition does not exceed the height of the tallest existing structure within the core campus, or the elevation of a plane running parallel to sea level from the point defined above.

Affirmative finding.

6. Density

In the ICC -UVM District, density restrictions set forth in Article 4, Sec. 4.4.4 shall not apply to dormitories and rooming houses as defined in Chapter 18 of the Burlington

Code of Ordinances. The restrictions on the non-residential equivalent set forth in Art. 5, Sec. 5.2.7 (a) 2 shall not apply in the ICC -UVM District.

Within the ICC-UVMS district, the non-residential density equivalent set forth in Sec. 5.2.7 (a) 2 does not apply to the proposed development. **Affirmative finding.**

7. Uses:

Within the ICC-UVM District, Schools - Post-secondary and Schools -Community Colleges shall be treated as permitted uses.

As a post-secondary school, the use is permitted. **Affirmative finding.**

Article 5: Citywide General Regulations

Section 5.2.3 Lot Coverage Requirements

See Section 4.5.2.

Section 5.2.4 Buildable Area Calculation

This criterion does not apply to properties in the I zone. **Not applicable.**

Section 5.2.5 Setbacks

See Section 4.5.2.

Section 5.2.6 Building Height Limits

See Section 4.5.2.

Section 5.2.7 Density and Intensity of Development Calculations

See Section 4.5.2.

Section 5.5.1 Nuisance Regulations

Nothing in this proposal appears to trigger the city's nuisance regulations. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

New outdoor lighting is included in the project design. Building entries, walkways, and circulation areas will be illuminated. Acceptable LED lantern fixtures will be used. A revised photometric plan was submitted September 25, 2019. There remains a high level of illumination at the loading dock on the southwesterly corner. Although this area is surrounded by brick masonry walls, high light levels are likely to "spotlight" undesirably upwards. An adjustment to these fixtures (D1, D2) is recommended.

Affirmative finding as conditioned.

Section 5.5.3 Stormwater and Erosion Control

As required, plans for erosion prevention and sediment control and for post construction stormwater management have been provided to the city's stormwater program staff. Final review and approval by the city's stormwater program staff is required. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The project site is currently a surface parking lot. There are no identified important natural features. **Affirmative finding.**

(b) Topographical Alterations:

The surrounding grade is slightly sloped; however, the building will be placed within the topography where grade changes will be addressed with stairs and retaining walls and support a loading dock on the southwest corner. (See A302) **Affirmative finding.**

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

The submission narrative defines solar panels on the top of a proposed shed at Jeffords Hall. Further information is not included in the submission narrative.

The application for the HSRF addition does not impede the potential use of wind, water, solar, geothermal or other alternative renewable energy resource. **Affirmative finding.**

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

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

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

The applicant has provided EPSC and Stormwater Discharge plan for review by the Stormwater Engineering team. Their written approval will be a condition of any permit.

A slightly recessed entry with cover is provided on the north elevation (Plan A8.90). A covered south entry has been graded toward vertical accessibility. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

The proposed addition is appended to the existing Health Science Research Facility (HSRF), with new exposure on the south, east and north. Its location and orientation is consistent with the arrangement of existing buildings and access to Beaumont Avenue. **Affirmative finding.**

(i) Vehicular Access:

Vehicular access will continue along Beaumont Avenue; and via a drop-off area north of the building. Access will continue to the parking areas south of the proposed addition via Carrigan Drive; west and north of the water tower. **Affirmative finding.**

(j) Pedestrian Access:

New meandering walkways are proposed north of the addition (between this and the south elevation of the Given Medical Building). Dual access avenues are proposed for the south elevations; one to satisfy vertical access, and other via a stairway. Revised plans have included an identified pedestrian path to link this south stairway entrance to crosswalks on Carrigan Drive. **Affirmative finding.**

(k) Accessibility for the Handicapped:

Vertical access is provided at the south elevation. A collection of identified ADA parking spaces are illustrated on the east of the addition site. General ADA compliance review is under the jurisdiction of the building inspector and subject to approval by that office. **Affirmative finding.**

(l) Parking and Circulation:

For circulation, see Vehicular Access, above.

The addition is proposed on the site of an existing parking lot; displacing 121 parking spaces. The proposed new gross floor area will increase parking demand by 62 parking spaces for a total parking requirement of 183 parking spaces. (Calculating the required parking under **Medical Lab**; a more specific use than the overall **School - Post-Secondary** parking requirement.) That would reduce the parking requirement to **62 spaces for the new use** (1 ps / 1,000 gfa.) + 121 spaces displaced for a total of **183 required parking spaces.**) As noted in the application, the Joint Institutional Parking Management Plan has not been adopted for the ensuing 5 year term, and the last approved plan was for 2014-2019. Therefore, the applicant must respond to the requirements of the ordinance on a project by project basis.

The applicant has provided a Parking Management Plan specific to this new development (see attached.) In short, the applicant proposes to address the 183 space parking requirement by the following method:

1. Confirmation that the new addition will not generate any new demand. The new labs will be occupied by existing faculty already on campus.
2. Construction of a new 69 space parking lot at 10 University Place (see companion application.) This will result in a net new of 67 spaces.
3. Shared parking facilities campuswide.
4. Five year, renewable lease for 200 parking spaces at 364 Pine Street. These are intended to address long-term parking of student vehicles. Shuttles will provide scheduled conveyance to the lot.
5. A broad campus-wide array of TDM (Transportation Demand Management) strategies incentivizing peoples on campus to take advantage of alternatives to single occupancy vehicle use. These include bus passes for students, faculty and staff on GMT buses; campus wide shuttles, delivery of new ebikes and an increase in bikeshare hubs (up to seven), and Motor Driven Cycles (MDC's) with identified parking.

See Article 8 for further discussion.

Construction traffic circulation is proposed will be similar to the previous projects on the STEM buildings and the UVM Medical Center Inpatient building; from the Williston Road jug handle, through a short section of East Avenue to Carrigan Drive and then Beaumont Avenue. This route avoids residential areas.

Affirmative finding, if Parking Management Plan accepted by DRB.

(m) Landscaping and Fences:

The newly introduced green area/patio north of the new addition is amply landscaped; See Plans LA-3.00-3.30.. Plantings are proposed along paver edges as well. (LA-2.00.) The applicant has provided screening for the transformer/generator equipment on the south of the building. A sample of the plantings and screening methods are within the submission materials. **Affirmative finding**.

(n) Public Plazas and Open Space:

The green space will provide a seating area, new lighting, walkways, and associated bike parking. Refer to Plan LA-1.10.and LA-4.00. **Affirmative finding**.

(o) Outdoor Lighting:

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

A lighting plan, photometrics and fixture specification sheets have been provided. See Section 5.5.2, above. **Affirmative finding as conditioned**.

(p) Integrate infrastructure into the design:

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

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

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

The truck loading area is within a perimeter wall on the southwest corner, shielding it from view. Two BED transformers and additional generators are placed nearby. Plan LA-3.00 identifies additional plantings and screening that will be provided. **Affirmative finding**.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

As an educational institution, this permit application has limited municipal review per Vermont State Statute §4413. **Limitations on municipal bylaws.**

(a) The following uses may be regulated only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional use.

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed addition is consistent with the massing, height and scale of the existing Health Science Research Facility, to which it is appended. It will not exceed the UVM Central Campus Height Overlay maximum height of 140'. (Section 4.5.2 (d); Map 4.5.2-4)

Affirmative finding.

2. Roofs and Rooflines.

A gradually increasing roofline on the southwest corner will meet the roof level of the Health Science Research Facility, integrating the penthouses. See image at right. **Affirmative finding.**



3. Building Openings

No review per §4413. Limitations on municipal bylaws.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

No review per §4413. Limitations on municipal bylaws.

(e) Quality of materials:

No review per §4413. Limitations on municipal bylaws.

(f) Reduce energy utilization:

The building has been designed with a goal to meet LEED Silver. See energy saving strategies, P. 2 of submission narrative. **Affirmative finding.**

(g) Make advertising features complementary to the site:

Any signage will be subject to separate review under UVM's adopted Master Sign Plan. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

Any development is required to meet all building and life safety code as defined by the building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Section 8.1.8 Minimum Off-Street Parking Requirements

This project was *not* incorporated into the 2014-2019 Joint Institutional Parking Management Plan that was approved by the Development Review Board May 19, 2014. A subsequent 5-year parking management plan has not been submitted or adopted; therefore, the applicant must meet parking demand on a project-by-project basis.

The project involves the loss of 121 parking spaces (building footprint) and the new parking required of the use (62 parking spaces; 1 ps / 1,000 gf floor area) for a total parking requirement of **183 parking spaces.**

See Section 6.2.2. (l) for initial comments on methods to meet the parking requirement.

The applicant proposes partial satisfaction of the 183 space parking requirement via 67 spaces in a new surface parking lot (see 10 University Place, simultaneous application.)

Section 8.1.15 Waivers from Parking Requirements/Parking Management Plan.

The applicant has provided a Parking Management Plan to address holistically and specifically the parking demand of the new addition to HSRF. 183 parking spaces are required.

Reference is made to that document. In a nutshell:

- UVM will construct (with DRB approval) a new surface lot providing net new 67 spaces.
- UVM will enter into a 5 year, renewable lease for 200 off-site parking spaces to be located at 364 Pine Street (behind the farmer's market site) from Vermont Railways. This off-campus location is intended for the parking of resident student vehicles. Shuttles will be provided to access those spaces. A copy of that lease contract will be provided to the City Attorney's office and the permitting office for review.
- UVM will bring 200 Ebikes to campus, expanding the existing 5 bike hubs to 7.
- UVM will provide new parking options for Motor Driven Cycles (MDCs), in safe, non-vehicular spaces.
- UVM will continue other Transportation Demand Management (TDM) strategies; including free bus service for faculty, staff and students.

The university will still be required to update its submission to the Joint Institutional Parking Management Plan; this new development will need to be incorporated into that plan.

Affirmative finding if PMP accepted by DRB.

Section 8.2.5 Bicycle Parking Requirements

The proposed development will require 4 long-term bicycle parking spaces (1 per 15,000 sf) and 62 short-term bicycle parking spaces (1 per 1,000 sf). The project narrative defines the addition of outdoor bike racks capable of accommodating 64 bicycles near the entries on the north, south and west sides of the addition. Twelve covered and secure indoor bike parking spaces will be located on the two entry floors of the addition. **Affirmative finding.**

II. Recommended Conditions of Approval:

1. This approval is conditioned upon the DRB acceptance and approval of the Parking Management Plan submitted herein. Evidence shall be provided that confirms the long term (5 year, renewable) lease of 200 parking spaces at a site owned by Vermont Railways to accommodate long term student parking. The lease arrangement shall be acceptable to the City Attorney and renewable for as long as the use shall continue; or until the university provides an alternate method within their overall (Joint Institutional) Parking Management Plan to address the parking needs of the institution.
2. This application is further conditioned upon DRB approval of the ancillary parking lot (10 University Place) under simultaneous review to partially satisfy the required parking for this application.
3. It is recommended that illumination be adjusted downward at the location of the loading dock (fixtures D1, D2) to forestall any upward “spotlighting” effect due to over illumination.
4. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator.
5. **Prior to the release of the zoning permit**, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator.
6. At least **7 days prior to issuance of a certificate of occupancy**, impact fees based on the net new building square footage shall be paid to the Department of Permitting and Inspections.
7. All new utility lines shall be buried.
8. All outdoor signs require separate zoning permits.
9. 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.
10. Any subsequent submission to the **Joint Institutional Parking Management Plan** shall reflect the parking requirement and management plan adopted within this approval.
11. Standard permit conditions 1-15.



Revised 9/25/19



The University of Vermont

University of Vermont 149 Beaumont Avenue: Local Parking Management Plan

The University of Vermont is proposing the following, as a Local Parking Management Plan, for the addition to 149 Beaumont Avenue. This plan will serve as a Burlington Comprehensive Development Ordinance (BCDO) Section 8.1.15 Parking Management Plan. The University is requesting a waiver from the BCDO parking requirements, based on this Local Parking Management Plan.

This document is part of the University's request for a zoning permit for a 62,250 gsf addition to 149 Beaumont Avenue, to provide flexible research lab space, lab support and office space. The building addition is designed to house faculty moving out of the Given Medical Building. This Parking Management Plan will show how the University will meet the parking needs of this new addition.

- (1) According to the BCDO, this project will require 62 parking spaces, pursuant to Table 8.1.8-1, for Medical Labs. In addition, the addition itself will displace 121 parking spaces. That leads to a need to accommodate a total of 183 spaces.
- (2) This Local Parking Management Plan addresses the needs of this proposed development and more effectively satisfies the intent of the BCDO and the goals of the Municipal Development Plan because:
 - a. The proposed building addition will not generate any new demand. The new labs will be occupied by existing faculty that are already on campus.
 - b. Demand for parking in this area, for this project, is served by campuswide parking which serves the entire campus community. Because of this campuswide parking system, the University has the ability to be flexible and adaptable in shifting campus constituents to different areas when the need arises. Specifically for this project, the University will be providing alternative, remote parking facilities for students who do not need to access their cars on a daily basis. This will free up parking spaces that are closer to where UVM employees want to park.
 - c. The University provides many existing Transportation Demand Management (TDM) strategies, which incentivize people on campus to take advantage of alternatives to single occupancy vehicle use.
 - d. As a part of this project, the University will be starting a number of new TDM initiatives, which will further reduce the need for single occupancy vehicle use.



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

- (i) No new parking demand: Number of employees, visitors and deliveries will not change, since existing faculty will be moving into improved facilities but no staffing changes are anticipated.
- (ii) Parking demand by time of day or demand by use is not anticipated to change as a result of this building addition.
- (iii) Shared parking facilities will remain the same. We will be displacing 121 spaces and building 67, which leaves a difference of 54 spaces.
- (iv) Public transit is available in this area, on Main Street, which is within the required 800 feet distance. GMT buses run on a frequency of 20-30 minutes during the day, and less frequently in the evening. Campus shuttles run on a 10-30 minute schedule throughout the day.
- (v) Past Joint Institutional Parking and Management Plans (JIPMP) and Updates have documented in surveys and parking data that both students and employees utilize vehicles to get to work and school less than the general population in Vermont. While the University and CATMA are currently updating the JIPMP, these surveys have been consistent over the years. The University, in conjunction with the other institutions and CATMA will provide an updated JIPMP with the most recent data in early 2020.

(4) The University of Vermont's Local Parking Management Plan, for the proposed addition to 149 Beaumont Avenue, will consist of the following components:

- a. Construction of a new parking lot, east of the Jeffords East lot, near the existing wind turbine. (This wind turbine, with outdated technology, is no longer functioning or repairable, and will be removed as part of this project.) This new lot will have 67 net spaces. These parking spaces will replace some of the 121 spaces that will be displaced by this project.
- b. UVM will be imminently finalizing a contract with Vermont Railways to lease a remote parking lot at 345 Pine Street, for 200 vehicles, for 5 years, renewable. This is located behind the current farmers' market, close to the railroad tracks. This lot will be allocated to campus residential students who do not need to access their cars on a regular basis. Generally, this lot is accessible by public transit, GMT. Before and after school breaks and beginning/end of semesters, UVM will run a shuttle to this lot. Every student who parks there will be eligible



The University of Vermont

for a limited number of free rides at night using the new Safe Ride Program organized by the UVM Student Government Association.

This will free up parking spaces throughout campus for faculty, staff and commuting students to park at various places on campus, including near the new addition to HSRF.

- c. The University of Vermont, together with CATMA, has an array of existing TDM strategies. These include, but are not limited to: access to public transit (GMT) at no extra cost, with a UVM ID card, access to UVM shuttles, financial rewards for biking or walking to campus for faculty and staff, occasional use free parking if faculty or staff foregoes a regular parking permit, and rewards for carpooling.
- d. In addition to the existing TDM opportunities, the University is collaborating with the City of Burlington, Gotcha Bikes and others to bring 200 e-bikes to the regional bikeshare program, including adding two bikeshare hubs to campus, for a total of seven bikeshare hubs on campus. These bikes will be available in Burlington, South Burlington and Winooski. E-bike use has been shown to decrease private vehicle use in other cities in the US, year round¹. A conservative estimation of SOV displacement is 20 vehicles, or 10% of the number of e-bikes. We will utilize surveys to assess and quantify how much this may influence travel behavior. Timeline: The bikes have been delayed due to tariff issues and the current expectation is that they will arrive in spring 2020.
- e. Motor Driven Cycles (previously mopeds and motor bikes -- MDC's): This will be a new parking option at UVM, to park MDC's in safe, non-vehicle spaces. This will free up existing vehicle parking that is currently used. An additional incentive is that people can park closer to their destination. We estimate at least 27 SOV displacement. This will likely be a three-season opportunity. Winter mode will likely be a combination of carpooling, bus use and some hardy souls will continue to ride. Timeline: This fall.

All of the above strategies, together, will more than address the parking needs for the new addition to HSRF. In addition, these strategies will provide the means and incentives for the campuswide community to further reduce single occupancy vehicle use.

¹ TREC White Paper May 2019: The E-Bike Potential: Estimating the Effect of E-Bikes on Person Miles Travelled and Greenhouse Gas Emissions, by McQueen, MacArthur and Cherry.



The University of Vermont

Enforcement: The University is able and willing to provide proof of implementation of all of the above strategies, as follows:

1. Construction of the new parking lot will be self-evident. The University will need to obtain the appropriate city certificate of occupancy.
2. University can provide a copy of the contract with Vermont Railways, when signed, for the remote parking.
3. Existing TDM strategies have been well documented over the years.
4. The presence of E-bikes will be self-evident, and do not depend solely on the University for implementation.
5. The new striping for MDC's can be shown to city inspectors.

NEW RESEARCH LABORATORY LARNER COLLEGE OF MEDICINE

PAYETTE



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FIRE REVIEW ADMINISTRATOR
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CITY OF BURLINGTON
OFFICE OF THE CITY FIRE MARSHAL
DEPARTMENT OF FIRE MARSHAL
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FIRE: UVM FIRE DEPARTMENT
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UVM RISK MANAGEMENT
CHIEF (802) 858-4342
UVM PHYSICAL PLANT DEPARTMENT
(802) 858-4346
TRAINING AND COMPLIANCE OFFICE
(802) 858-4348
CONTACT: VINCENT BETHUNE

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DEPARTMENT OF
PLANNING & ZONING

DESIGN DEVELOPMENT

05/02/2019 PROJECT NO. 39126.00

LCOMP/SECH Renovation SD REVIEW SIGN-OFF			
NO. / DATE	REVISION	BY	DATE
1 / 05/02/2019	1.0	J. LARSEN	05/02/2019
2 / 05/02/2019	2.0	J. LARSEN	05/02/2019
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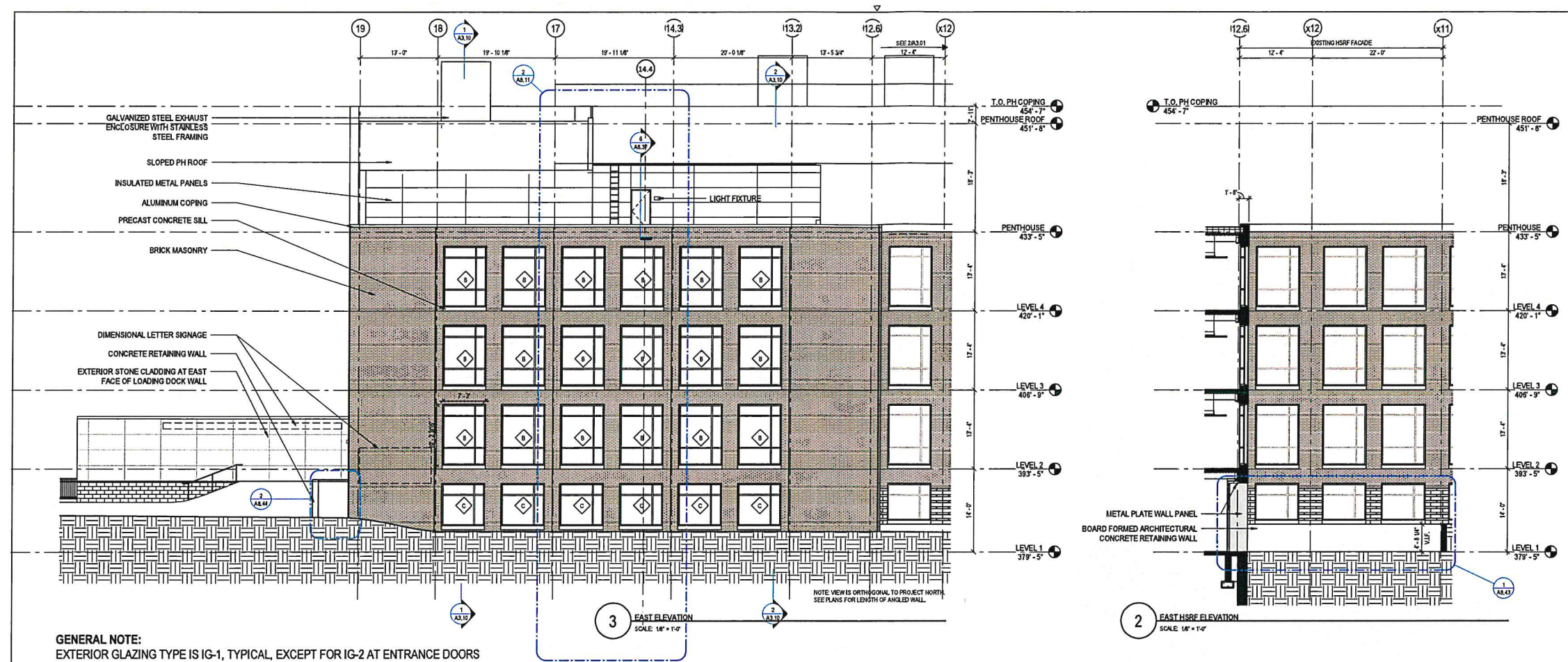
R.W. Sullivan Engineering
The Schrafft's City Center
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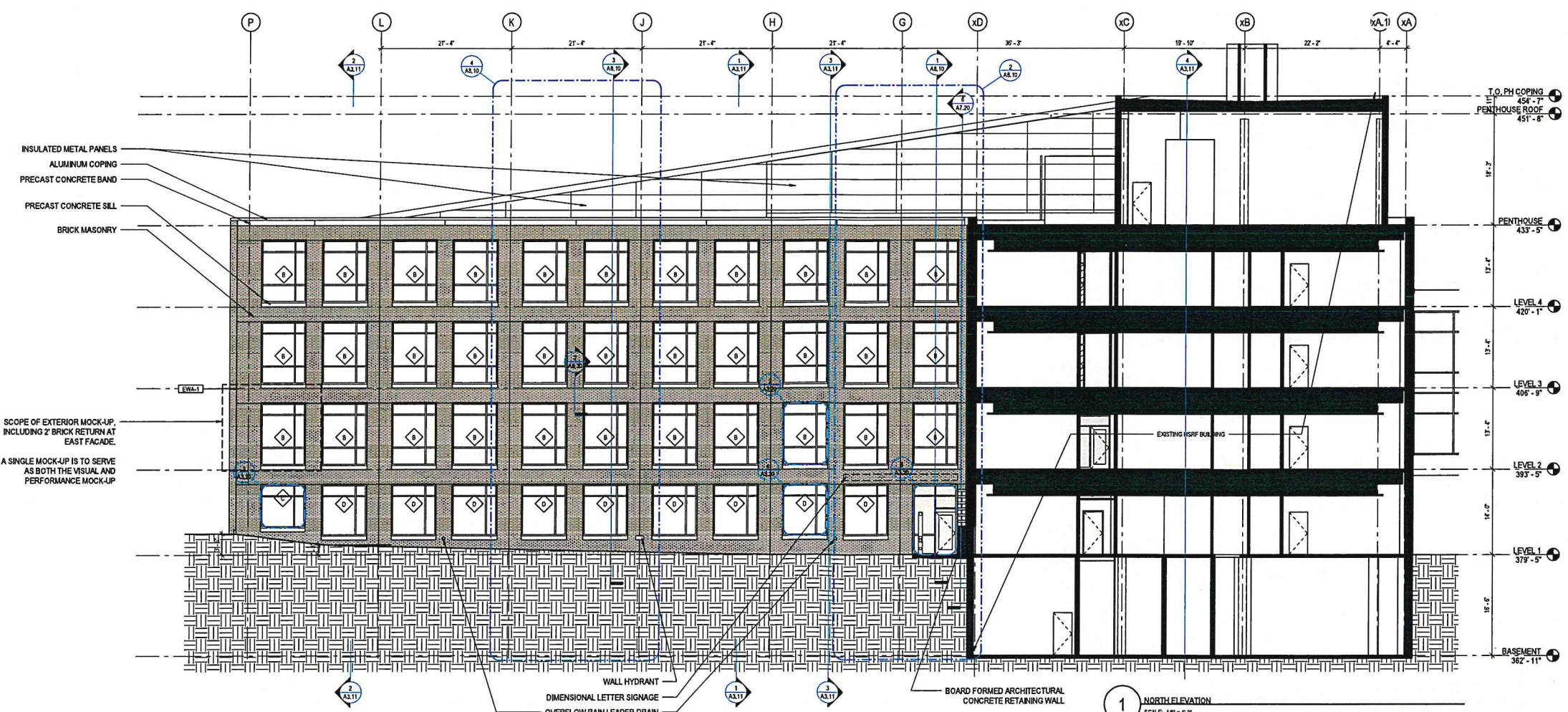
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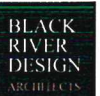
GENERAL NOTE:
EXTERIOR GLAZING TYPE IS IG-1, TYPICAL, EXCEPT FOR IG-2 AT ENTRANCE DOORS



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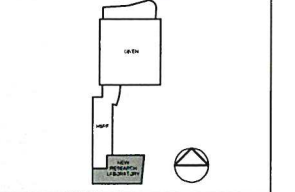
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#	DATE	DESCRIPTION
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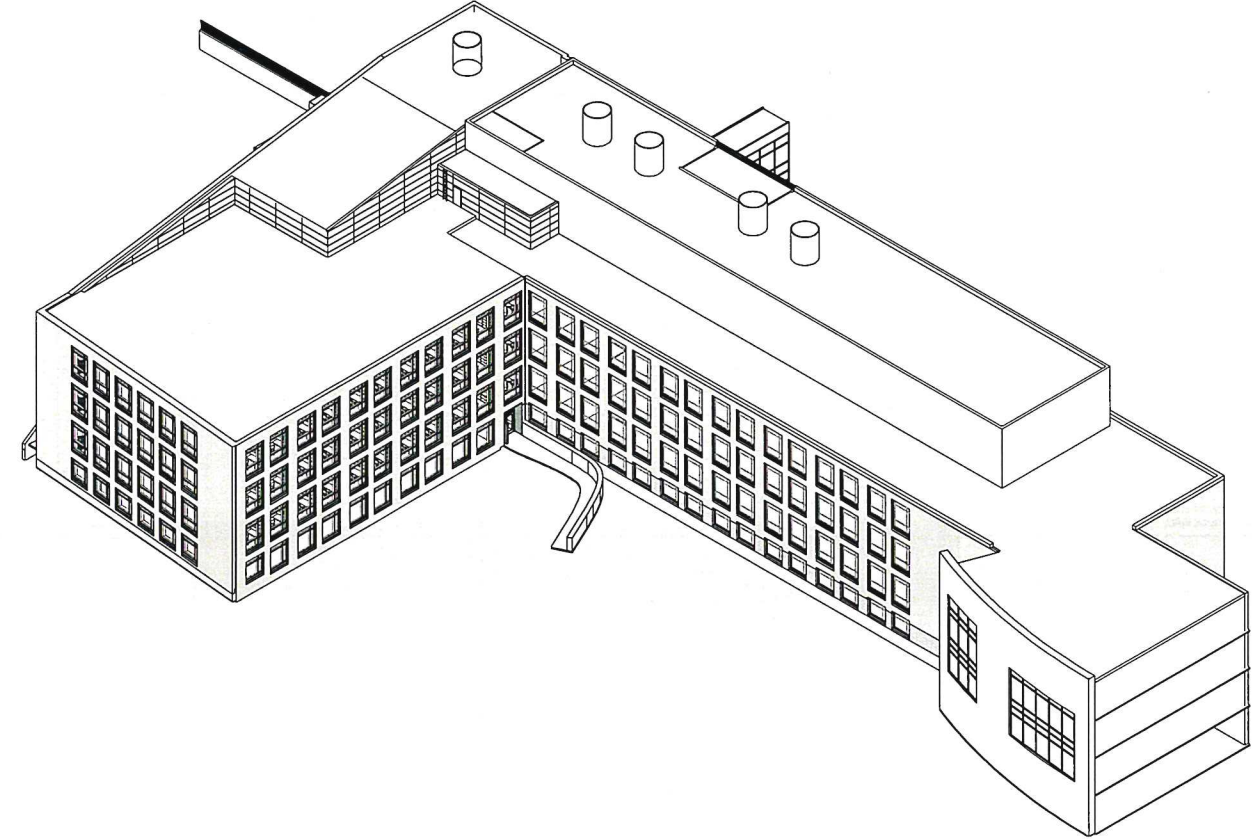
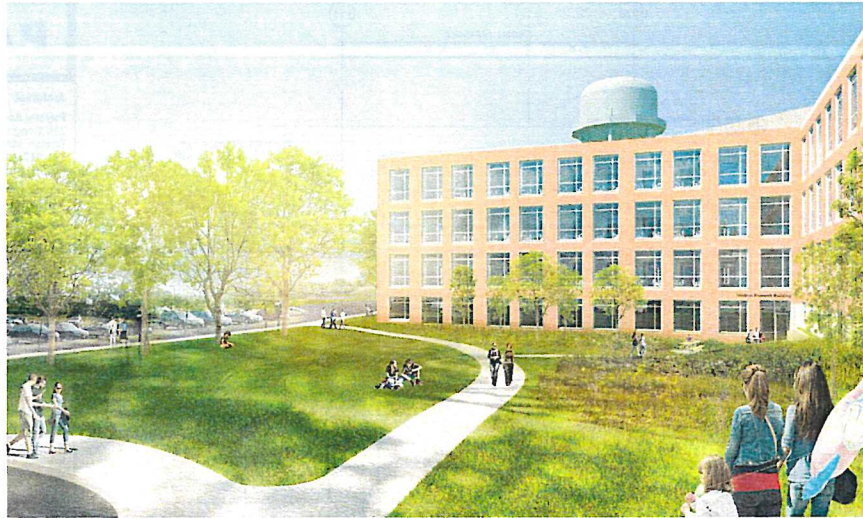


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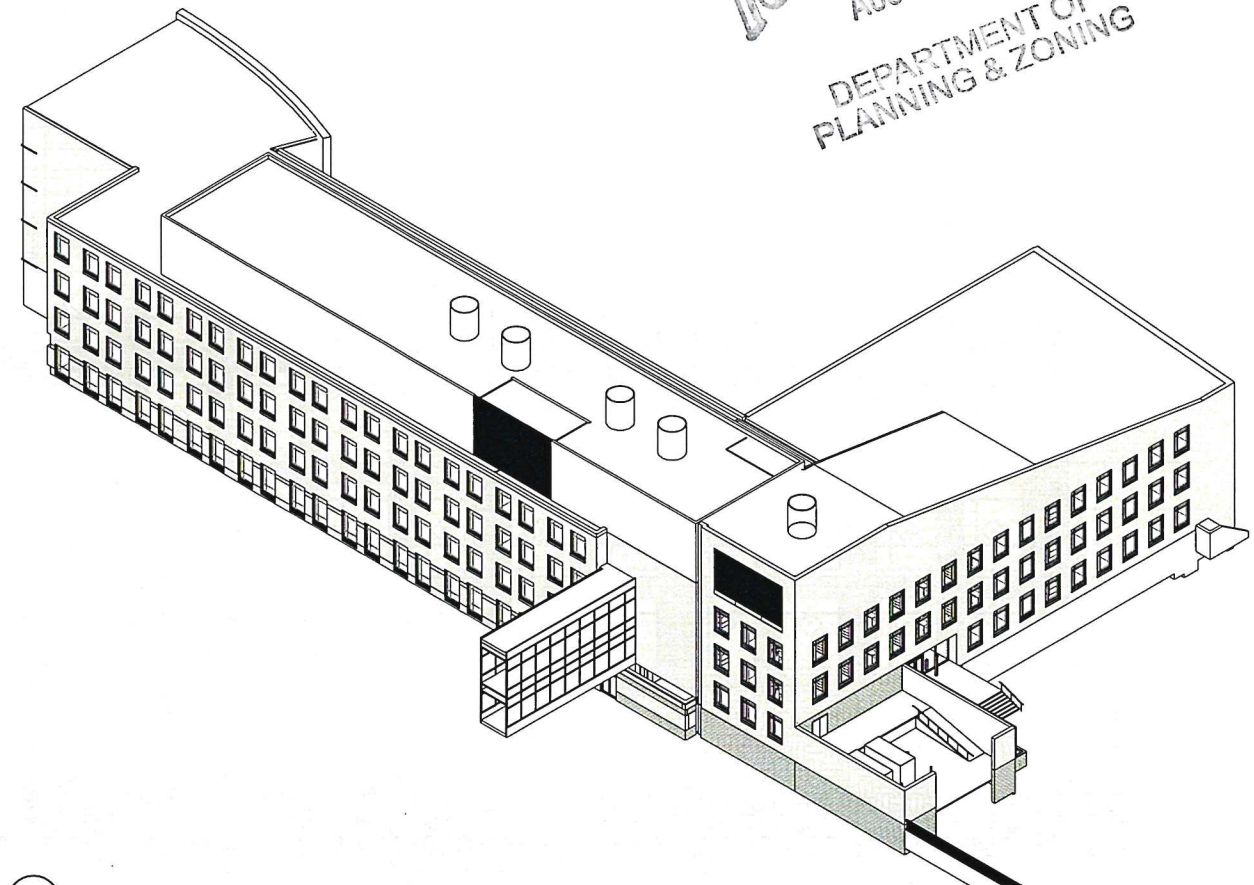
EXTERIOR ELEVATIONS

Drawing Scale 1/8" = 1'-0"
Project Number 30126.00
Date Issued 05/02/2019

A3.01



2 3D - NORTHEAST
SCALE:



1 3D - SOUTHWES
SCALE

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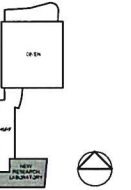
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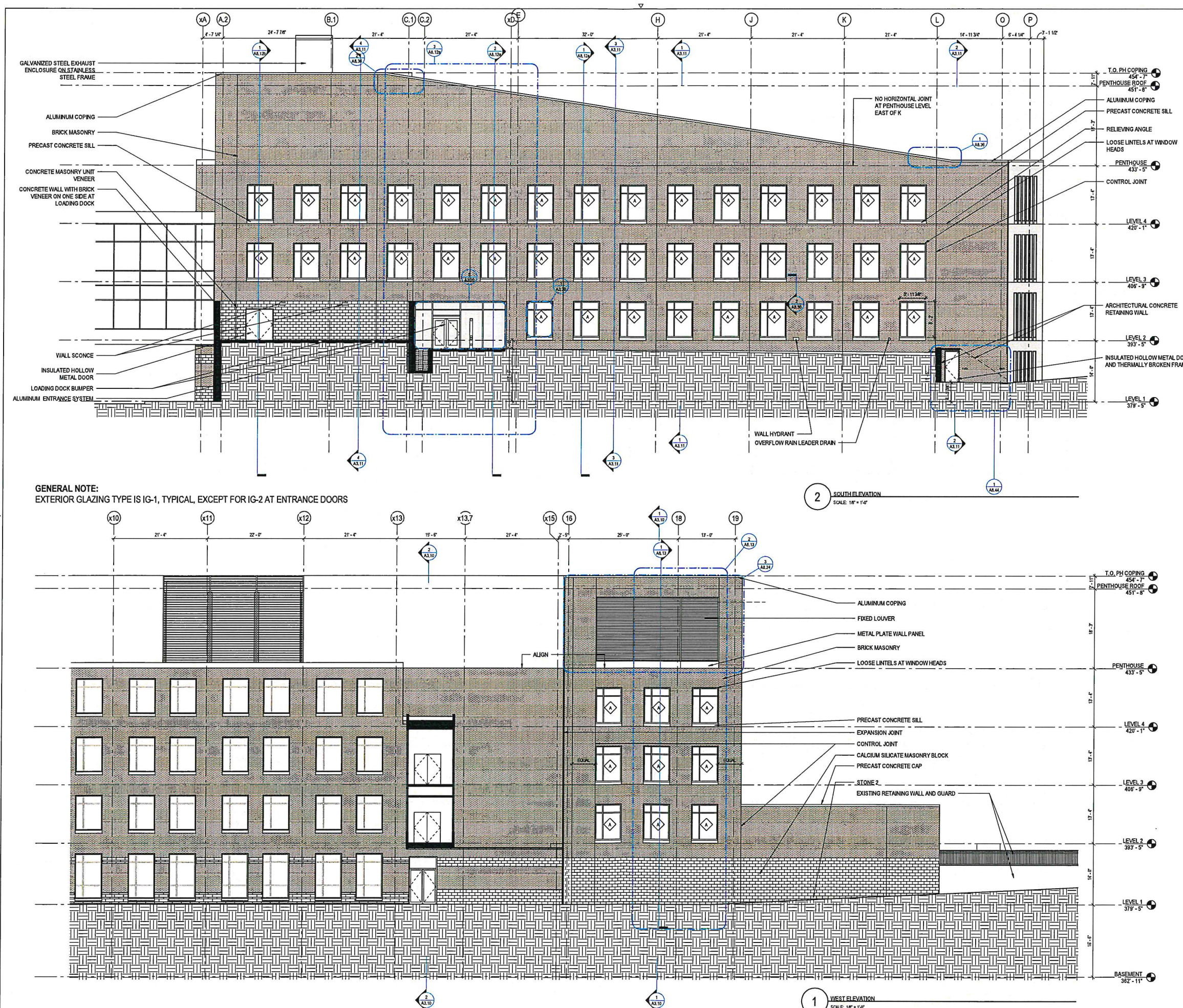
EXTERIOR 3D VIEWS

Drawing Scale

Project Number
39126.00

Date Issued
05/02/2019

A3.00



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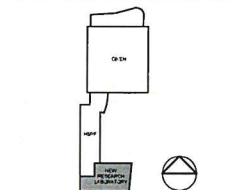
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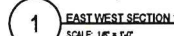
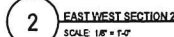
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EXTERIOR ELEVATIONS

Drawing Scale
1/8" = 1'-0"
Project Number
30126.00
Date Issued
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A3.02

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BUILDING SECTIONS

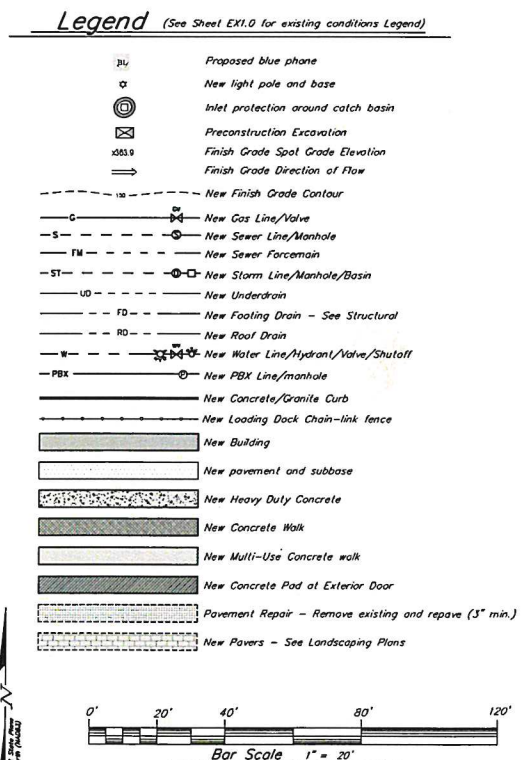
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Project Number

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05/02/2019

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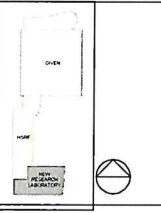
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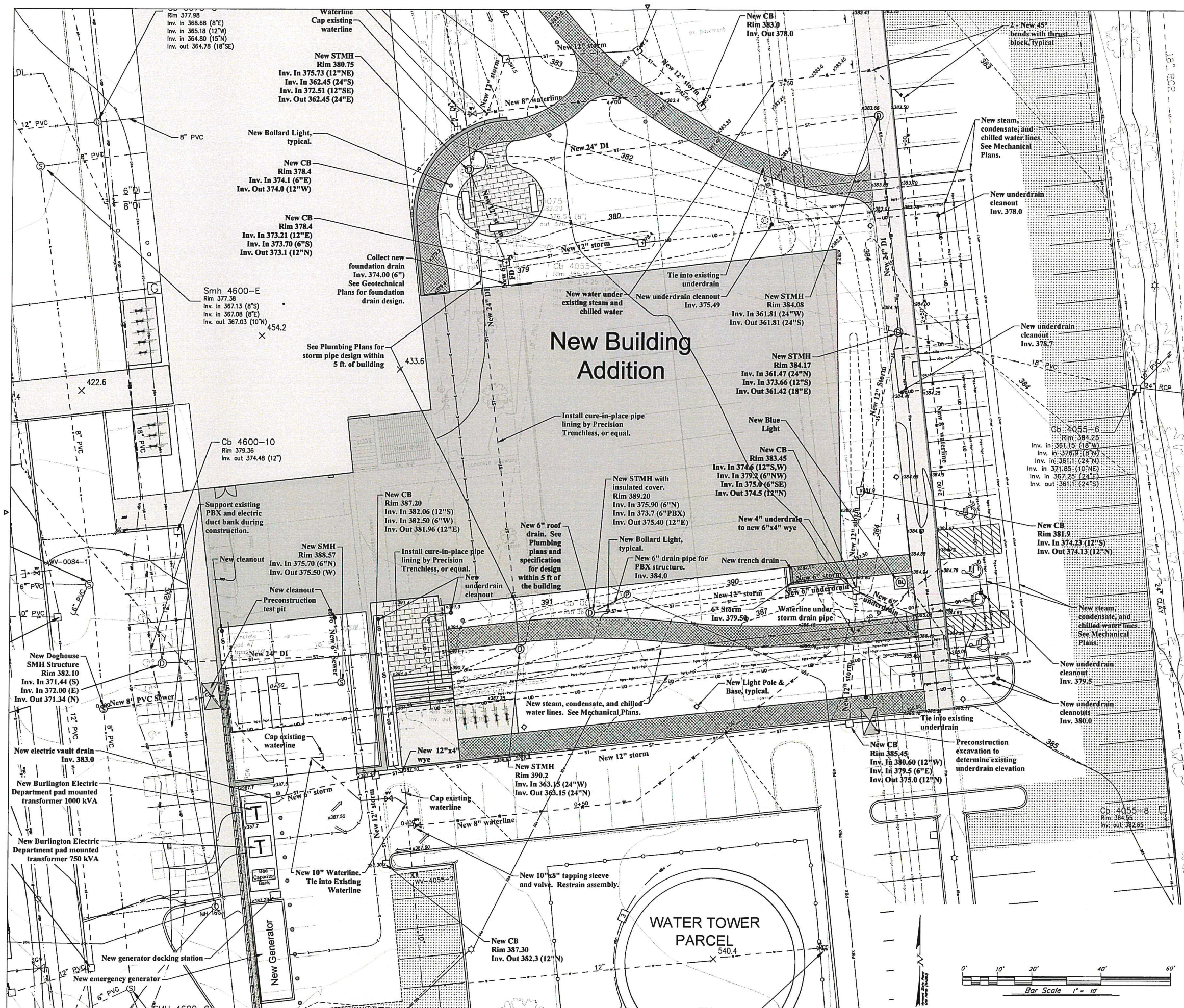
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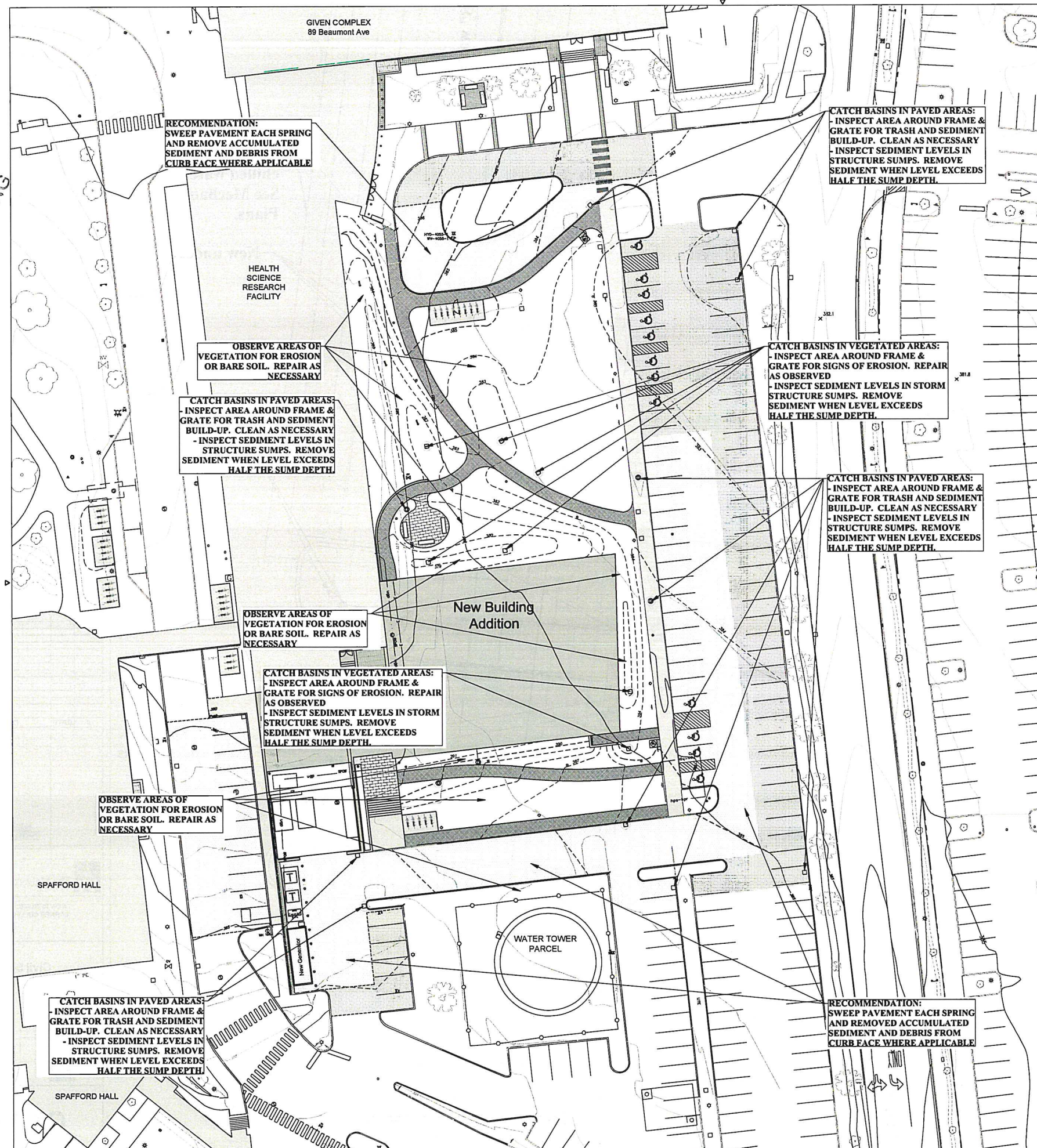
Project Number	39126.00
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08/15/2019

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Stormwater System Maintenance Schedule

1. The stormwater system is comprised of any portion of the site that directs or conveys stormwater.
2. As required by the Stormwater System permit, the site shall be reviewed in the Spring (after snow melt and prior to June 15th) to include catch basins, forebays, micropools, swales, vegetation, pavements, etc. and repairs or cleaning will be performed as necessary.
3. The trash racks for the pond will be inspected bi-annually (once in the spring and once in the fall) to ensure they are clear of debris.
4. In the spring all paved surfaces shall be swept. All collected debris shall be disposed of in an upland area and immediately stabilized or disposed as approved by the Owner.
5. Catch basin sumps shall be cleaned as required.

CATCH BASINS IN PAVED AREAS:
- INSPECT AREA AROUND FRAME & GRATE FOR TRASH AND SEDIMENT BUILD-UP. CLEAN AS NECESSARY
- INSPECT SEDIMENT LEVELS IN STRUCTURE SUMPS. REMOVE SEDIMENT WHEN LEVEL EXCEEDS HALF THE SUMP DEPTH.

CATCH BASINS IN VEGETATED AREAS:
- INSPECT AREA AROUND FRAME & GRATE FOR SIGNS OF EROSION. REPAIR AS OBSERVED
- INSPECT SEDIMENT LEVELS IN STORM STRUCTURE SUMPS. REMOVE SEDIMENT WHEN LEVEL EXCEEDS HALF THE SUMP DEPTH.

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- INSPECT SEDIMENT LEVELS IN STRUCTURE SUMPS. REMOVE SEDIMENT WHEN LEVEL EXCEEDS HALF THE SUMP DEPTH.

RECOMMENDATION:
SWEEP PAVEMENT EACH SPRING AND REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM CURB FACE WHERE APPLICABLE

OBSERVE AREAS OF VEGETATION FOR EROSION OR BARE SOIL. REPAIR AS NECESSARY

CATCH BASINS IN PAVED AREAS:
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Post Construction Stormwater Maintenance Plan

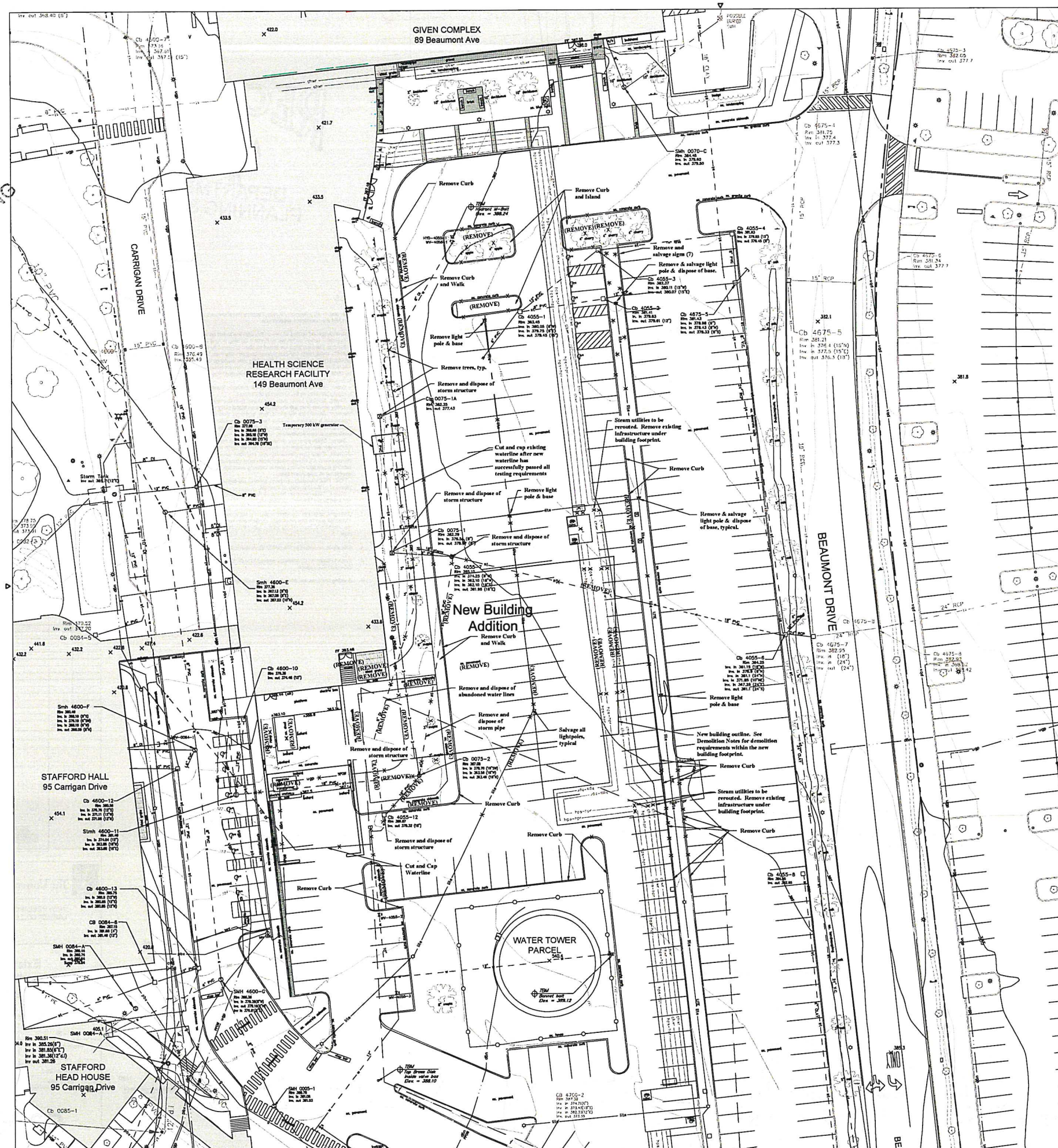
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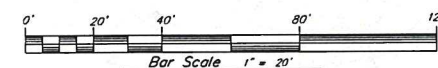
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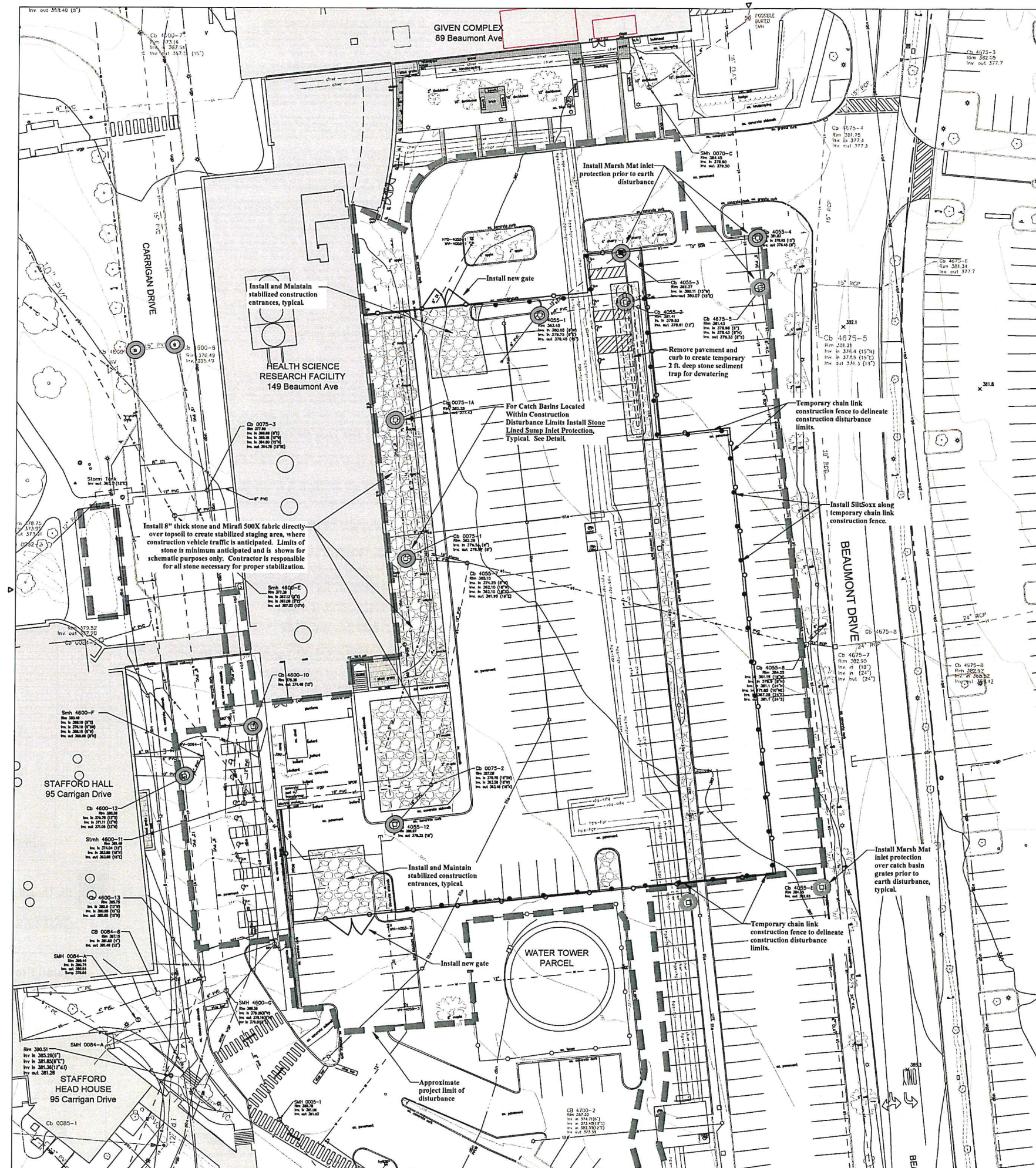
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DEMOLITION NOTES

1. The location of underground electrical lines which service the site lights are not shown on the Civil Plans. Other electrical lines may exist which are not shown on this plan.
2. Refer to specifications for detailed scope of demolition work.
3. Prior to disrupting existing utilities, Contractor shall be responsible for confirming status of all utilities to be abandoned.
4. All abandoned utilities outside 6 ft. of the new building footprint shall be cut, capped, and abandoned in-place unless the removal of the abandoned utility is required during construction. All abandoned utilities within the new building footprint shall be cut, capped, and abandoned. All abandoned manholes, catch basins, and utility vaults shall be demolished and removed. Plug open ends of all abandoned pipes and conduits with concrete or water tight pipe caps. All Structural and Geotechnical requirements for all items removed from within the influence of the new building footprints. Use sand fill (703.03) for all demolition backfill outside the influence of the new building footprints (90% standard proctor compaction).
5. The Contractor shall establish snow fence protection barrier at the drip edge of all existing trees to remain within 10 ft. of construction disturbance.
6. All excess fill, stump, rock, boulder, waste, and other material is the exclusive property of the Contractor and shall be removed from the property and disposed of in a State approved disposal location.
7. Contractor shall maintain water and sanitary services to all existing buildings to remain. If water shut down is required provide minimum 72 hour notice to the University.
8. Contractor shall demolish and remove all existing infrastructure necessary to construct the new project as designed. This plan does not show every item to be demolished and may not accurately show the limits of the items to be actually demolished.
9. See Specifications for Recycling requirements for site and building.
10. This drawing refers to Civil Engineering items, located outside the building, only.
11. Coordinate all trees and vegetation to be removed with the Landscape Architect and UVM.
12. All site light poles being impacted by the project shall be salvaged and delivered to a location identified by the University within a 10 mile radius.
13. For all wall/route cut-ins, precast concrete waste blocks shall be used for restraint against ductile iron fittings. Red-mix concrete shall also be placed between the back of the concrete and the existing undisturbed trench soil.
14. Contractor shall coordinate all risk management with fire marshal to maintain fire protection for UVM buildings.
15. Contractor shall conduct UVM Risk Management Training and Compliance office for any work involving contact with asbestos. Contractor shall work closely with UVM Physical Plant/Department Training & Compliance and provide full time support for all work involving asbestos. Contractor must provide asbestos exposure pipes, provide site trench protection for UVM access, remove 15'-18" lengths of pipe from trench and place in ACMF container. Record survey of all asbestos areas within applicable, baseline, confirm, and restore status as described on site plans.

[illegible]



- ### Erosion Prevention and Sediment Control Notes
1. Contractor shall be responsible for complying with all State and Local erosion prevention and sediment control standards and permit requirements during construction. Both the City and State Erosion Prevention & Sediment Control Permits shall be posted near the construction entrance, or in a location visible to the public.
 2. This project is subject to the permit conditions for an Individual Construction Stormwater Permit. The Contractor shall be the On-site Coordinator for the project and shall be responsible for all required inspections (minimum weekly and after any storm event that produces a discharge), turbidity readings, maintenance, and reporting. The On-Site Plan Coordinator shall be required to provide a turbidity meter for the project. Refer to the permit for inspection and maintenance requirements.
 3. The limit of disturbance shall be clearly defined by Contractor's surveyor prior to clearing. Clearing and grubbing shall not begin until disturbance limits and sediment controls are in place. All roots, stumps and deleterious materials shall be removed from the site. The Contractor shall minimize the amount of disturbed land at any given time.
 4. The erosion prevention and sediment control practices shown on these plans are the minimum required for the project. The Contractor shall employ and maintain as many best management practices as necessary to prevent soil from leaving the construction site. If evidence is found of sediment tracking or eroded soil leaving the construction site, the Engineer may direct Site Contractor to implement additional best management practices at no additional cost to Owner.
 5. All areas of disturbance shall be permanently or temporarily stabilized as soon as possible and within 48 hours of final grading. All areas of disturbance shall be at least temporarily stabilized daily during winter construction unless the following exceptions apply:
 - a. Stabilization is not required if earthwork is to continue in the area in the next 24 hours and there is no precipitation forecast in the next 24 hours.
 - b. Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlets) with a depth of 2 ft. or greater (e.g. house foundation excavation, utility trenches). Stabilization measures shall include mulch and netting, erosion control matting, crushed stone, gravel, or pavement.
 6. Unless specifically indicated on the plans acceptable methods of stabilization shall include:
 - STRAW Mulching - 2 tons per acre. Only STRAW mulch is allowed. Approximately 2" uniform thickness. Only allowed on relatively flat areas with minimum upslope watershed. Mulch must be properly secured with netting to prevent material from being blown away by wind (windthrow).
 - Hydroseeding* - Applied at the manufacturer's recommended application rate. Contractor shall provide evidence of proper application rate. Hydroseeding must be accompanied by erosion control matting in areas of concentrated flow.
 - Erosion control matting - 575BN matting must be applied to all slopes 3:1 (H:V) or greater (unless otherwise indicated).
 - Crushed stone or crushed gravel - Typically used for temporary access roads and construction staging areas.
 7. The Contractor shall use water for dust control.
 8. The Contractor shall provide inlet protection around all catch basins (existing or new) that collect construction site stormwater runoff. At a minimum, MarshMat, or approved equal, catch basin filters shall be installed on all catch basins. Additional inlet control shall be installed as identified on the plans or as warranted during construction. Inlet protection must be maintained until final stabilization has been reached.
 9. A stabilized construction entrance (See Detail) shall be installed and maintained at all construction access locations if construction vehicles travel off the existing hardscape. Contractor shall provide evidence of proper application rate. Hydroseeding must be accompanied by erosion control matting in areas of concentrated flow.
 10. Any paved roads used by construction vehicles shall be swept daily, or at a greater frequency, if dirt or gravel is tracked from the site. The swept debris shall be immediately removed from face of curb if applicable.
 11. All temporary erosion and sediment control measures shall be removed within 30 days after final stabilization or after the measures are no longer needed, unless otherwise authorized.
 12. All sediment removed from sediment control practices shall be placed in an approved soil disposal area.
 13. All areas that do not have established vegetation by October 15th must be stabilized in accordance with the Winter Stabilization requirements outlined in the Low Risk Site Handbook. See Details.
 14. After permanent seeding the Contractor shall be responsible for watering to ensure adequate vegetative growth. Weed growth is not considered acceptable vegetative growth.
 15. The location of temporary construction fencing and the temporary access shown on the plan are for schematic purposes only. The Contractor shall be responsible for providing all necessary temporary construction fencing, temporary roads, staging areas, etc., necessary to complete the work.
 16. Water from dewatering activities that flows off site must be clear. Turbid, or visibly discolored water must not be pumped into storm sewers.
 17. Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
 18. Contractor shall call Jenna Olson at 540-1748 or email (jolson@vermont.gov) at least 24 hours prior to initiating earth disturbance and submit name, cell phone number, and email contact information of the erosion control coordinator for the project.
- The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the end of each workday.

Schedule of Construction Activities

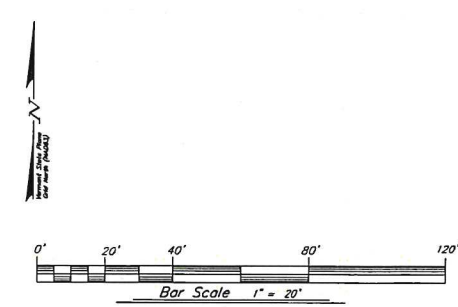
PRECONSTRUCTION - Spring 2020

The sequence of activities indicated below has been provided based on approximate starting dates. The schedule of construction activities is approximate and may be subject to change due to unpredictable factors that may shift the construction schedule.

1. Mobilize and install temporary construction fence
2. Construct staging areas, stabilized construction entrances, perimeter sediment control practices, dewatering sediment trap, and other BMPs indicated on this plan.

Legend

- Inlet Protection
- New Storm Line/Manhole/Basin
- Existing Storm Line/Catch Basin/Manhole
- Existing Contours
- Chain-Link Fence
- Temporary Silt Fence
- Crushed Stone Stabilization
- Erosion Control Matting



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AUG 19 2020

DEPARTMENT OF
PLANNING & ZONING

The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

Erosion Prevention & Sediment Control Plan Preconstruction Summer 2020

Drawing Scale 1" = 20'	Project Number 39126.00
Date Issued 09/15/2019	

C4.00

DEPARTMENT OF
PLANNING & ZONING



1. The Contractor shall be responsible for complying with all State and Local erosion prevention and sediment control standards and permit requirements during construction. Both the City and State Erosion Prevention & Sediment Control Permits shall be posted near the construction entrance, or in a location visible to the public.
 2. This project is subject to the permit conditions for an Individual Construction Stormwater Permit. The Contractor shall be the On-site Coordinator for the project and shall be responsible for all required inspections (minimum weekly and after any storm event that produces a discharge), turbidity readings, maintenance, and reporting. The On-Site Plan Coordinator shall be required to provide a turbidity meter for the project. Refer to the permit for inspection and maintenance requirements.
 3. The limit of disturbance shall be clearly defined by Contractor's surveyor prior to clearing. The limit of grubbing and clearing shall begin with the sediment controls are in place. All roots, stumps and deleterious materials shall be removed from the site. The Contractor shall minimize the amount of disturbed land at any given time.
 4. The erosion prevention and sediment control practices shown on these plans are the minimum required for the project. The Contractor shall employ and maintain as many best management practices as necessary to prevent soil from leaving the construction site. If evidence is found of sediment tracking or eroded soil leaving the construction site, the Engineer may direct Site Contractor to implement additional best management practices at no additional cost to Owner.
 5. All areas of disturbance shall be permanently or temporarily stabilized as soon as possible and within 48 hours of final grading. All areas of disturbance shall be at least temporarily stabilized daily during winter construction unless the following exceptions apply:
 - a. Stabilization not required if no precipitation forecast in the next 24 hours.
 - b. Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlets, no exposed foundation, no exposed excavation, no exposed trench, no open utility trenches). Stabilization measures shall include mulch and netting, erosion control matting, crushed stone, gravel, or pavement.
 6. Unless specifically indicated on the plans acceptable methods of stabilization shall include:
 - STRAW Mulching - 2 tons per acre. Only STRAW mulch is allowed. Approximately 2" uniform thickness. Only allowed on relatively flat areas with minimum upslope watershed. Erosion control must be properly secured with netting to prevent material from being blown away by wind (windthrow).
 - Hydroseeding* - Applied at the manufacturer's recommended application rate. Contractor shall provide evidence of proper application rate. Hydroseeding must be accompanied by erosion control matting in areas of steeper slopes.
 - Erosion control matting - 75SBN matting must be applied to all slopes 3:1 (H:V) or greater (unless otherwise indicated).
 - Gravel, crushed stone and gravel - Typically used for temporary access roads and construction staging areas.
 7. The Contractor shall use water for dust control.
 8. The Contractor shall provide inlet protection around all catch basins (existing or new) that collect construction site stormwater runoff. At a minimum, wooden, metal, or approved geotextile filter cloth shall be installed over all catch basin grates. Additional inlet control shall be installed as identified on the plans or as warranted during construction. Inlet protection must be maintained until final stabilization has been reached.
 9. A stabilized construction entrance (See Detail) shall be installed and maintained at all construction access locations if construction vehicles travel off the existing hardscapes. The contractor shall be responsible for installing and maintaining the entrance for construction vehicle traffic, staging, and storage. The Contractor is responsible for providing and maintaining sufficient stone to prevent rutting and sediment tracking.
 10. Any paved roads used by construction vehicles shall be swept daily, or at a greater frequency, if dirt or gravel is tracked from the site. The swept debris shall be immediately removed from face of curb if applicable.
 11. All temporary erosion and sediment control measures shall be removed within 30 days after final stabilization or after the measures are no longer needed, unless otherwise authorized.
 12. All sediment removed from sediment control practices shall be placed in an approved soil disposal area.
 13. All areas that do not have established vegetation by October 15th must be stabilized in accordance with the Winter Stabilization requirements outlined in the Low Risk Site Handbook. See notes.
 14. After permanent seeding the Contractor shall be responsible for watering to ensure adequate vegetative growth. Weed growth is not considered acceptable vegetative growth.
 15. The location of temporary construction fencing and the temporary access shown on the plan are for schematic purposes only. The Contractor shall be responsible for providing all necessary temporary construction fencing, temporary roads, staging areas, etc., necessary to complete the work.
 16. Water from dewatering activities that flows off site must be clear, turbid, or visibly discolored water must not be pumped into storm sewers.
 17. Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
 18. Contractor shall call Jenna Olson at 540-1748 or email (jolson@vermont.gov) at least 24 hours prior to initiating earth disturbance and submit name, cell phone number, and email contact information of the erosion control coordinator for the project.
- The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site the contractor shall remove it or otherwise remove and deposited on-site in an upgradient area at the end of each workday.

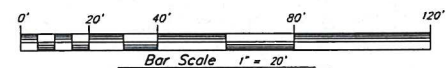
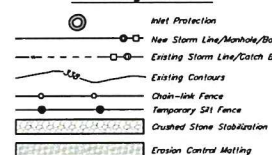
Schedule of Construction Activities

Summer 2020

The sequence of activities indicated below has been provided based on approximate starting dates. The schedule of construction activities is approximate and may be subject to change due to unpredictable factors that may shift the construction schedule.

1. Relocate electrical conduits and transformer.
2. Install new deep storm pipe
3. Install new sewer pipe
4. Install new steam and chilled water piping
5. Install new waterline
6. Install new PBX duct bank
7. Excavate for building foundations
8. Begin foundation backfill and interior construction
9. Install new stormwater collection piping until weather becomes infeasible

Legend



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#	DATE	DESCRIPTION
		 



The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

**Erosion Prevention &
Sediment Control Plan
Summer 2020**

Drawing Scale

 $1'' = 20'$

Project Number

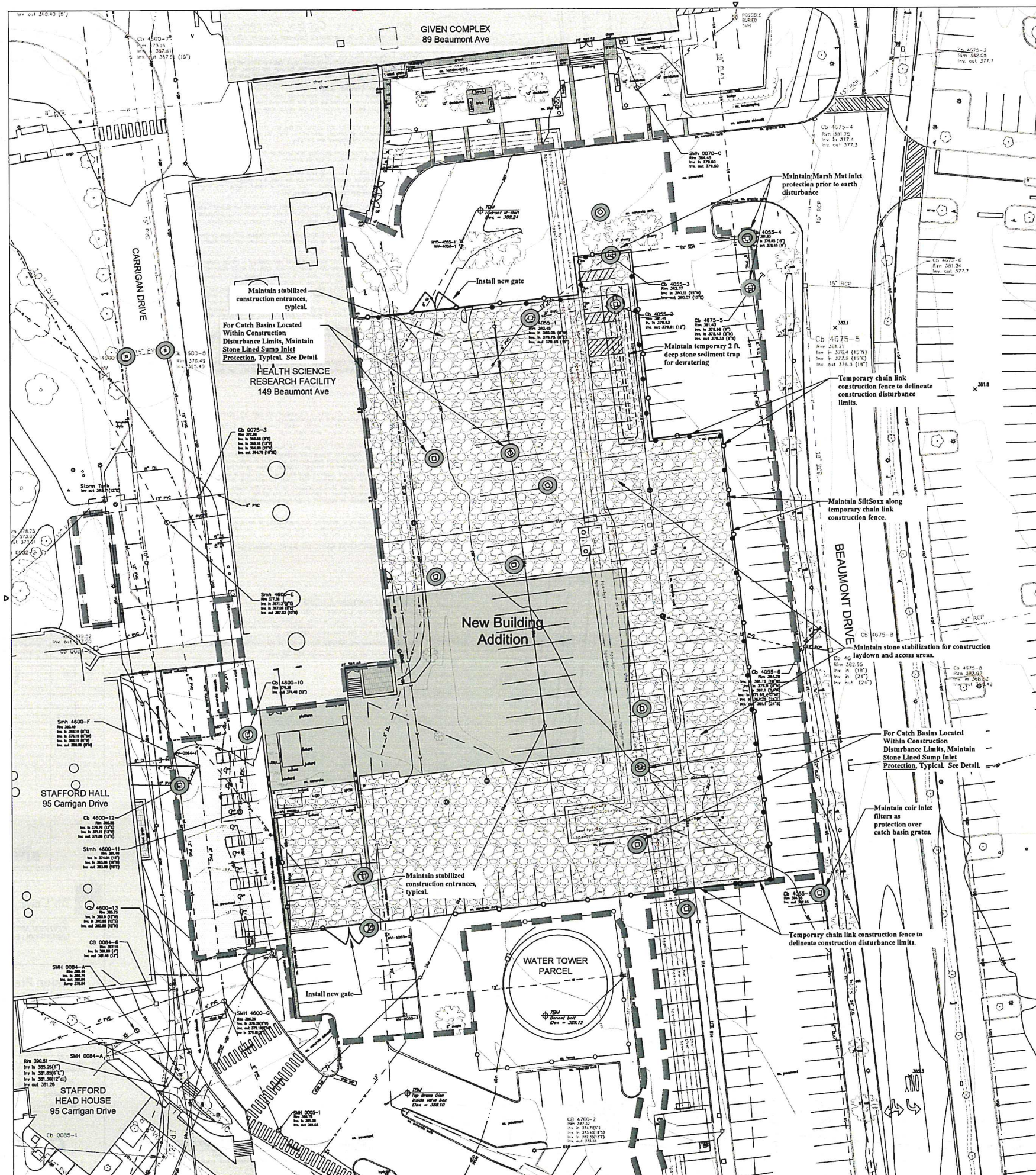
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Date Issued

08/15/2019

C4.01

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DEPARTMENT OF
PLANNING & ZONING

Erosion Prevention and Sediment Control Notes

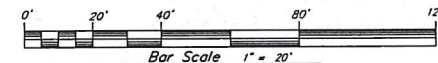
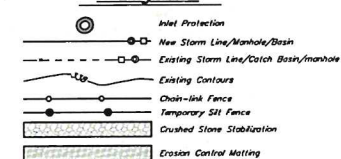
1. Contractor shall be responsible for complying with all State and Local erosion prevention and sediment control standards and permit requirements during construction. Both the City and State Erosion Prevention & Sediment Control Permits shall be posted near the construction entrance, or at a location visible to the public.
 2. This project is subject to the permit conditions for an Individual Construction Stormwater Permit. The permit requires that the On-site Coordinator for the project shall be responsible for all required inspections (minimum weekly and after any storm event that produces a discharge), turbidity readings, maintenance, and reporting. The On-Site Plan Coordinator shall be required to provide a turbidity meter for the project. Refer to the permit for inspection and maintenance requirements.
 3. The limit of disturbance shall be clearly defined by Contractor's surveyor prior to clearing, grubbing and grubbing limits and sediment controls are in place. All roots, stumps and deleterious materials shall be removed from the site. The Contractor shall minimize the amount of disturbed land at any given time.
 4. The erosion prevention and sediment control practices shown on these plans are the minimum required for the project. The Contractor shall employ and maintain as many best management practices as necessary to prevent soil from leaving the construction site if evidence is found of sediment tracking or eroded soil leaving the construction site, the Engineer may direct Site Contractor to implement additional best management practices at no additional cost to Owner.
 5. All areas of disturbance shall be permanently or temporarily stabilized as soon as possible and within 48 hours of final grading. All areas of disturbance shall be at least temporarily stabilized daily during winter construction unless the following exceptions apply:
 - a. Stabilization is required if northeast is to continue in the area in the next 24 hours and there is no precipitation forecast in the next 24 hours.
 - b. Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) or a dig area that is greater (e.g. utility trench). Stabilization measures shall include mulch and netting, erosion control matting, crushed stone, gravel, or pavement.
 6. Unless specifically indicated on the plans acceptable methods of stabilization shall include:
 - STRAW Mulching - 2 tons per acre. Only STRAW mulch is allowed. Approximately 2" uniform thickness. Only allowed on relatively flat areas with minimum upslope watershed. Straw must be properly secured with netting to prevent material from being blown away by wind (windthrow).
 - Hydroseeding - Applied at the manufacturer's recommended application rate. Contractor shall provide evidence of proper application rate. Hydroseeding must be accompanied by erosion control matting in areas of steeper slopes.
 - Erosion control matting - 750SM matting must be applied to all slopes 3:1 (H:V) or greater (unless otherwise indicated).
 - Graded stone or crushed gravel - Typically used for temporary access roads and construction staging areas.
 7. The Contractor shall use water for dust control.
 8. The Contractor shall provide inlet protection around all catch basins (existing or new) that collect construction site stormwater runoff. At a minimum, MarshMat, or approved equal, catch basin inlet shall be installed over all catch basin grates. Additional inlet control shall be installed as identified on the plans or as warranted during construction. Inlet protection must be maintained until final stabilization has been reached.
 9. A stabilized construction entrance (See Detail) shall be installed and maintained at all construction access locations if construction vehicles travel off the existing hard scape. Contractor shall be responsible for installing crushed stone to provide stable areas for construction vehicle traffic, staging, and storage. The Contractor is responsible for providing and maintaining sufficient stones to prevent rutting and sediment tracking.
 10. Any paved roads may by construction vehicles shall be swept daily, or at a greater frequency, if dirt or gravel is tracked from the site. The swept debris shall be immediately removed from face of curb if applicable.
 11. All temporary erosion and sediment control measures shall be removed within 30 days after final stabilization or after the measures are no longer needed, unless otherwise authorized.
 12. All sediment removed from sediment control practices shall be placed in an approved soil disposal area.
 13. All areas that do not have established vegetation by October 15th must be stabilized in accordance with the Winter Stabilization requirements outlined in the Low Risk Site Handbook. See Detail.
 14. After permanent seeding the Contractor shall be responsible for watering to ensure adequate vegetative growth. Weed growth is not considered acceptable vegetative growth.
 15. The location of temporary construction fencing and the temporary access shown on the plans shall be the responsibility of the Contractor. The Contractor shall be responsible for providing all necessary temporary construction fencing, temporary roads, staging areas, etc., necessary to complete the work.
 16. Water from dewatering activities that flows off site must be clear. Turbid, or visibly discolored water must not be pumped into storm sewers.
 17. Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
 18. Contractor shall call Jenna Olson at 540-1748 or email (jolson@vermont.gov) at least 24 hours prior to initiating earth disturbance and submit name, cell phone number, and email contact information of the erosion control coordinator for the project.
- The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area of the site at the end of each workday.

Schedule of Construction Activities Summer 2021

The sequence of activities indicated below has been provided based on approximate starting dates. The schedule of construction activities is approximate and may be subject to change due to unpredictable factors that may shift the construction schedule.

1. Continue building interior and exterior construction.
2. Complete any remaining storm collection system infrastructure
3. Potentially begin construction of new sidewalks and hardscape improvements north or south of the building.

Legend



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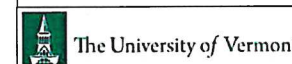
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#	DATE	DESCRIPTION
		SHED PUMP NEW ELECTRIC LIGHTING



NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

Erosion Prevention & Sediment Control Plan Summer 2021

Drawing Scale

1" = 20'

Project Number

39126.00

C4.03

DEPARTMENT OF
PLANNING & ZONING



Required Elements:
Soil retention: Retain, in an undisturbed state, the duff layer and native topsoil to the maximum extent practicable.

- **Soil quality:** All areas subject to the Standard shall demonstrate the following:
 - A topsoil layer with a minimum organic matter content of 4% dry weight in planting beds and turf areas. The topsoil layer shall have a minimum depth of 1 inches, except where tree roots limit the depth of incorporation. Amendments needed to meet the criteria.
 - Compost and other materials shall be used that meet the following requirements:
 - The compost or other materials shall have a carbon to nitrogen ratio below 25:1.
 - Compost shall meet the definition of "compost" in the Agency's Solid Waste Management Rules or shall meet the contaminant standards in the Vermont Solid Waste Management Rules [§6-110\(a\)\(6\)-\(7\)](#), [§6-110\(c\)\(9\)\(A\)](#), and [§6-110\(c\)\(9\)\(B\)](#). Compost or other organic materials may be amended to meet the criteria.
 - Exceptional Quality biosolids (EQ biosolids) may be used as a soil amendment, at a maximum proportion of 35% of the total volume, and shall be well mixed with existing soil before or during application.
- The resulting soil shall be conducive to the type of vegetation to be established.
- The soil quality requirements shall be met by using one or a combination of the following methods:
 - Option 1: Leave undisturbed existing vegetation and soil, and protect from compaction during construction. Failure to establish and maintain exclusionary controls around these areas during the construction phase may trigger the requirement to restore soils per one of the following options.
 - Option 2: Amend existing site topsoil or subsoil in place.
 - Scarify or till subsoils to a depth of 8 inches or to depth needed to achieve a total depth of 8 inches of uncompacted soil in areas where a topsoil amendment is added. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;
 - Amend soil to meet organic content requirements:
 - PRE-APPROVED RATE: Place 1 inch of composted material with an organic matter content between 40 and 65% and retill to 1 inches of soil, or
 - CALCULATED RATE: Place calculated amount of composted material or approved organic material and retill to depth of subsoil needed to achieve 4 inches of retilled soil at 4% organic content. *Contractor to provide calculation and site sketch indicating areas used for calculations.
 - Rake beds to smooth and remove surface rocks larger than 2 inches in diameter; and
 - Water or roll to compact soil in turf areas to 85% of maximum dry density.
 - Option 3: Remove and replace topsoil and subsoil in areas where a topsoil amendment is added.
 - Stockpile soil on site in a designated controlled area, at least 50' from surface waters, wetlands, floodplains, or other critical resource areas;
 - Scarify or till subgrade to a depth of 4 inches. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;
 - Stockpiled topsoil shall also be amended, if needed, to meet the organic content requirements:
 - PRE-APPROVED RATE: Compost shall be incorporated with an organic matter content between 40 and 65% into the topsoil at a rate 1:3, or
 - CALCULATED RATE: Incorporate composted material or approved organic material at a calculated rate to achieve 4 inches of settled soil at 4% organic content.*
 - Replace stockpiled topsoil prior to planting, screen topsoil, and;
 - Rake to level, and remove surface rocks larger than 2 inches in diameter.
 - Option 4: Import topsoil mix, or other materials for mixing, including compost, of sufficient organic content and depth.
 - Scarify or till subgrade to a depth of 4 inches. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;
 - Place 4 inches of imported topsoil mix on surface. The imported topsoil mix shall contain 4% organic matter. Seils used in the mix shall be sand and sandy loam as defined by the USDA; Shop drawing submitted is required. Find USDA sieve for sand and sandy loam.
 - Rake beds to smooth and remove surface rocks larger than 2 inches in diameter; and
 - Water or roll to compact soil in turf areas to 85% of maximum dry density.

- o Identifies areas on the site subject to the Standard;
- o Soil depth and quality shall be established towards the end of construction and once established, protected from compaction, such as from large machinery, vehicle traffic, and from erosion; and
- o After soil amendments and placement is complete, and prior to seeding and mulching, Contractor shall perform verification sampling in locations indicated on sampling plan. Verification sampling shall include nine (9) 100 g (min) test holes per acre of area subject to the standard. Test holes shall be excavated using only a shovel driven solely by inspector's weight and shall be at least 50 feet apart from each other.

A dense and vigorous vegetative cover shall be established over turf areas.

**BLACK
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[illegible]

DATE	DESCRIPTION
	

The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

Stabilization and Post Construction Soil Restoration Plan Spring 2022

Drawing Scale	
Object Number	
Date Issued	

C4.05

C5.00

Construction Notes

The Contractor will be responsible for all construction of water main, storm and sanitary sewer systems as shown on the plans. The Contractor will be responsible for all necessary adapters, fittings, etc. to make connections to the existing and proposed units. The Contractor shall be responsible for all work shown or implied on the plans and/or referenced in the specifications and permits. The Contractor shall submit, for approval by the Engineer, all types of materials and products used.

General Water System Notes:

- The Contractor shall coordinate all work on the water supply system with the Owner, Burlington Water Department and the Civil Engineer. All water installation work and water distribution materials must comply with the current Burlington Water Department (BWD) specifications.
- These plans provide design and details of water main beyond 5 ft. outside the building. The Site Contractor shall be responsible for extending the waterline to the plumbing and/or fire system connection within the building. See Plumbing Engineer and/or Fire Protection plans for scope, design and specifications within 5 ft. of the building.
- Contractor shall provide all necessary fittings and appurtenances to complete the waterline construction work. This includes temporary fittings and gauges necessary to safely complete the flushing activities required prior to making connections with building plumbing.
- The project shall be constructed, completed, maintained, and operated in accordance with the approved plans. No changes shall be made in the project without the written approval of the appropriate BWD supervisor or Engineer. A copy of the final approved plans shall be submitted to the department prior to construction of the water system improvements.
- The BWD shall be notified in advance to inspect all mechanical joints fittings, main line taps, appurtenances, thrust blocks, water line crossings, and testing prior to occurrence or backfilling.
- All domestic services and fire sprinkler systems that are connected to the public water system shall be protected with a backflow prevention assembly, and an appropriate thermal expansion system. The Mechanical Contractor shall coordinate approved backflow prevention with the BWD.

Water Main (Applies to new domestic water mains and services)

- The pipe for water main shall conform to AWWA C-900-07, DR-14, ductile iron O.D. pressure pipe. Fittings shall conform to AWWA C110, 150 pounds working pressure. Valves shall be manufactured to meet all requirements of AWWA specification C509 or C515. Tracer wire shall be placed over the water line and shall extend from gate valve curb box to curb box or other approved above grade termination.
- All pipe shall be installed in accordance with AWWA C600. The pipe shall be kept free of foreign matter and debris during installation. When the process of pipe laying has stopped, any open ends of pipe shall be plugged. There shall be a minimum of 6'-0" (1.82 m) cover over all pipe and service lines. Any pipe deflection shall not exceed fifty (50%) percent of recommended manufacturer's maximum deflection. Backfill materials and procedures shall be as detailed on the drawings. The Contractor shall be responsible for any and all sheeting and/or shoring necessary to comply with OSHA - VOSH regulations.
- The testing of the water main shall consist of the testing of all installed pipe, services and hydrants in accordance with AWWA C600. The testing shall consist of a pressure test and a leakage test. All testing shall be done with potable water and in the presence of the Engineer, and representatives from the City of Burlington Water Department. The pressure test consists of maintaining a minimum internal pipe pressure of 200 psi for two (2) hours. The testing allowance shall be defined as the maximum quantity of makeup water that is added into a pipeline undergoing hydrostatic pressure testing, or any voided section thereof, in order to maintain pressure within ± 5 psi of the specified test pressure (after the pipeline has been filled with water and the air has been expelled). No pipe installation will be accepted if the quantity of makeup water is greater than that determined by the following formula:

$$L = \frac{SD\sqrt{P}}{148,000}$$

L = testing allowance (makeup water), in gallons per hour
S = length of pipe tested, in feet
D = nominal pipe diameter, in inches
P = average test pressure during the hydrostatic test, in pounds per square inch (psig)

- Chlorinating of the system shall be accomplished after the water main has been successfully pressure tested and thoroughly flushed. Disinfecting shall be in accordance with AWWA C-651. The disinfecting process shall be deemed acceptable only after two consecutive sets of acceptable samples, taken from the flushed and disinfected main 24 hours apart, shows no evidence of bacteriological contamination. For proper disinfection use minimum 25 mg/l chlorine concentration for 24 hours. The concentration must remain above 10 mg/l. Tablet disinfecting is not acceptable.
- All taps larger than 1" require the use of bronze saddles. **SADDLES ARE REQUIRED FOR ALL TAPS ON PVC PIPE**
- All brass unions and adapters shall be low-lead by **Cambridge**. All corporations and curb stops shall be Cambridge with nitrile gaskets.
- AFTER TWO PASSING BACTERIOLOGICAL SAMPLES ARE OBTAINED, ALL TAPS FOR CHLORINATION AND TESTING SHALL BE CLOSED AND PLUGGED PRIOR TO BACKFILL.**
- The water main shall be thoroughly flushed to remove foreign materials from the new water system (minimum flow velocity of 2.5 ft/s required by AWWA). At least 48 hours prior to waterline flushing, Contractor shall notify the City of Burlington Water Dept., UVM Physical Plant Dept., UVM Medical Center and Engineer.

Fire Service Main

- The testing of the water main shall consist of the testing of all installed pipe, services and hydrants in accordance with NFPA 24. The testing shall consist of a pressure test and leakage test. All testing shall be done with potable water and in the presence of the Engineer. The pressure test consists of maintaining a minimum internal pipe pressure of 200 psi (140,820 kg/in²) for two (2) hours. The amount of leakage of the joints shall not exceed 2 qt/hr per 100 gaskets or joints, irrespective of pipe diameter. If the pressure drops more than 5 psi (3515 kg/in²) in the first hour, this constitutes failure of the test for the particular section of pipe. Failure of any test section will necessitate repair and/or replacement of the failed section.
- Chlorinating of the system shall be accomplished after the water main has been successfully pressure tested and thoroughly flushed. Disinfecting shall be in accordance with AWWA C-651. The disinfecting process shall be deemed acceptable only after two samples of water from the flushed disinfected main, taken 24 hours apart, shows no evidence of bacteriological contamination. Use minimum 25 mg/l chlorine concentration for 24 hours. The concentration must remain above 10 mg/l. Tablet disinfecting is not acceptable.
- Acceptable water main flushing requirements are provided below. Prior to flushing, the Contractor shall contact the Owner, Fire Department in the municipality, UVM Physical Plant Dept., the UVM Medical Center, and the Engineer.

Underground piping, from the water supply to the system riser, and lead-in connections to the system riser shall be completely flushed before the connection is made to downstream fire protection system piping.

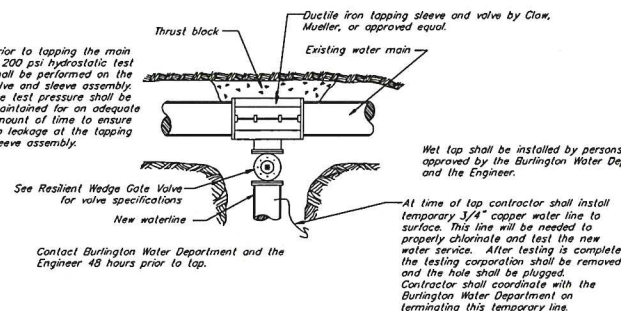
The flushing operation shall be continued for a sufficient time to ensure thorough cleaning.

The minimum rate of flow shall be not less than one of the following:

- Hydraulically calculated water demand flow rate of the system, including any hose requirements. (provided by the mechanical/sprinkler consultant)
- Flow necessary to provide a velocity of 10 ft/sec (3.1 m/sec) in accordance with the table.
- Maximum flow rate available to the system under fire conditions.

Flow Required to Produce a Velocity of 10 ft/sec in Pipes			
Pipe Size	Flow Rate		
in.	mm	gpm	L/min
4	102	390	1,476
6	152	880	3,331
8	203	1,560	5,905
10	254	2,440	9,235
12	305	3,520	13,323

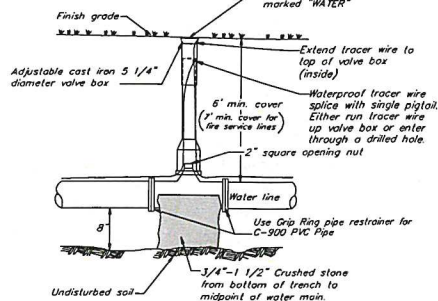
Prior to tapping the main a 200 psi hydrostatic test shall be performed on the valve and sleeve assembly. The test pressure shall be maintained for an adequate amount of time to ensure no leakage at the tapping sleeve assembly.



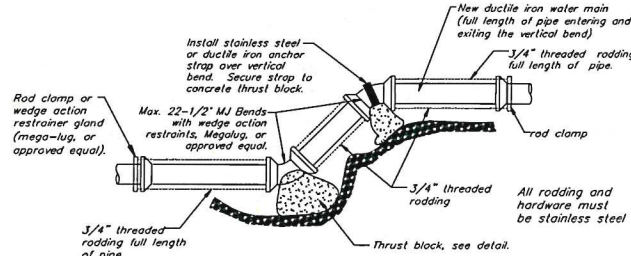
Typical Tapping Sleeve and Valve

*The Contractor shall confirm all valve * specifications with Municipality before ordering.

- Gate valves shall be meet all requirements of A.W.W.A. C509 and C515 Standards (latest edition). Valves with mechanical joints of sizes as required on the plans.
- All valves shall be of cast or ductile iron body and shall be coated with fusion bonded epoxy complying with AWWA C-550 and be NSF 61 approved. Valve shall have manufacturer's name, pressure rating, and manufacture date cast on the body.
- All valves shall include non-rising stem, high strength bronze stem and nut, 100% coated wedge, 10" Ring Stem Stacks above and below the thrust collar, a 2" square opening nut, mechanical joint ends, and corrosion resistant stainless steel body bolts and nuts.
- City of Burlington gate valves shall open clockwise (right) and be designed for a minimum working pressure of 200 psi.
- Valves shall be equipped with a two piece, sliding type cast iron valve box for a minimum 6 ft. of cover material.



Typical Resilient Wedge Gate Valve



Notes:

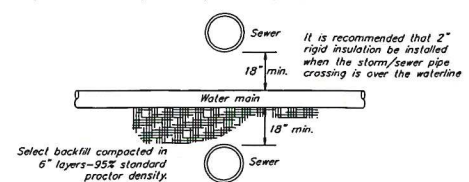
- See thrust block detail for additional information.
- Prior to pouring thrust blocks, all fittings are to be wrapped with 4 mil polyethylene.

Vertical Bend Thrust Block Restraint Detail

N.T.S.

NOTES:

- The location of sewer/storm mains in relation to water mains shall be in accordance with the Vermont Water Supply Rules.
- Sanitary sewers, manholes, force mains and storage tanks shall be at least 10 feet horizontally from any existing or proposed water main. Storm sewers and manholes shall be at least 5 ft horizontally from any existing or proposed water main. The distance shall be measured edge to edge. If this distance cannot be obtained variance shall be approved by the AWR Drinking Water & Groundwater Protection Division.
- 18" separation shall be maintained whether water is over or under sewer. If this distance cannot be obtained, then a solid 20 ft. long pipe sleeve may be installed centered on the crossing. This may only be done with approval from the Engineer and the AWR Drinking Water and Groundwater Protection Division.
- A minimum separation of 25 ft. shall be maintained between waterlines and underground storage tanks. 50 ft. separation is preferred, if possible.

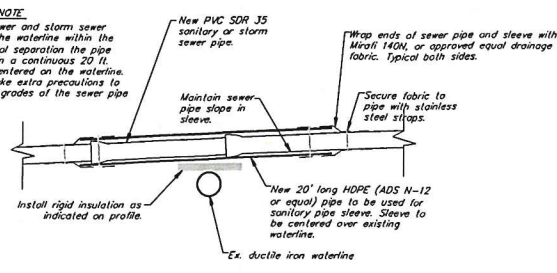


Sewer / Water Separation Detail

N.T.S.

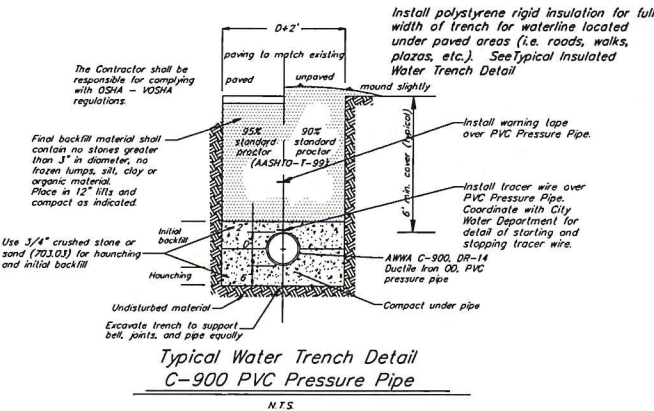
SEWER CROSSING NOTE:

For all sanitary sewer and storm sewer pipes that cross the waterline within the required 18" vertical separation the pipe shall be installed in a continuous 20 ft. long sleeve pipe centered on the waterline. Contractor shall take extra precautions to ensure the design grades of the sewer pipe are maintained.



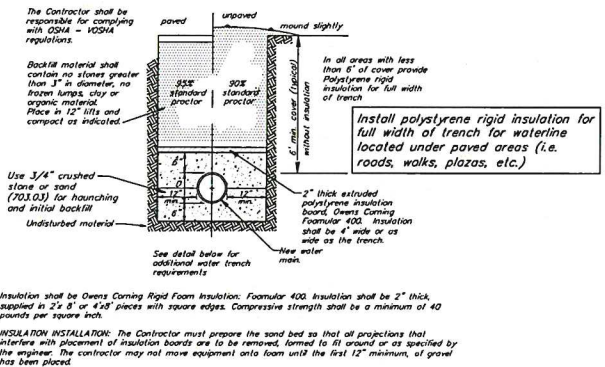
Sewer Pipe Sleeve Detail

N.T.S.



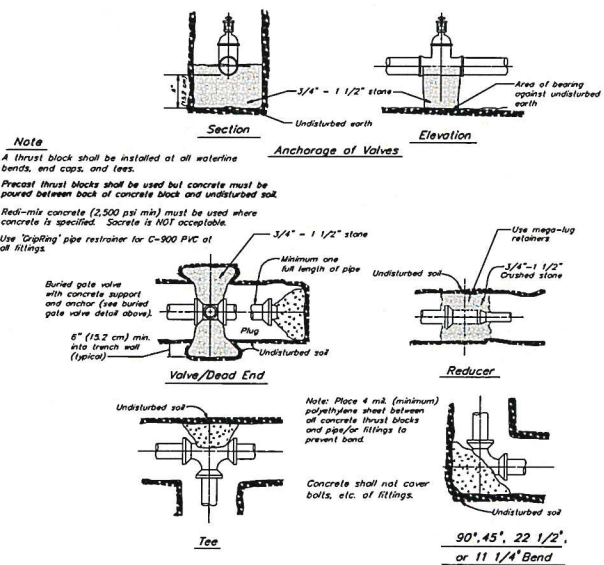
Typical Water Trench Detail C-900 PVC Pressure Pipe

N.T.S.



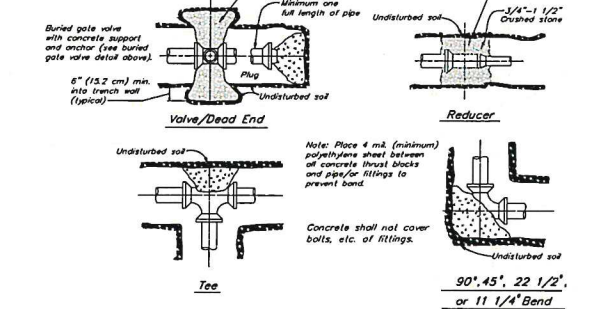
Typical Insulated Water Trench

N.T.S.



Note:

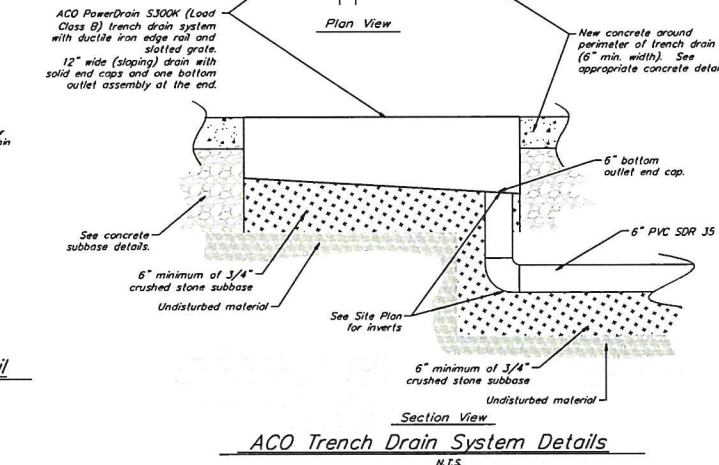
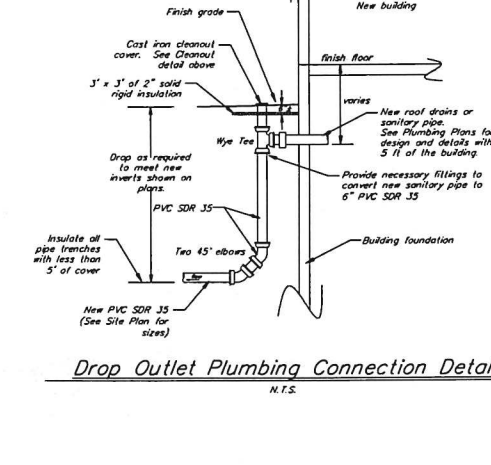
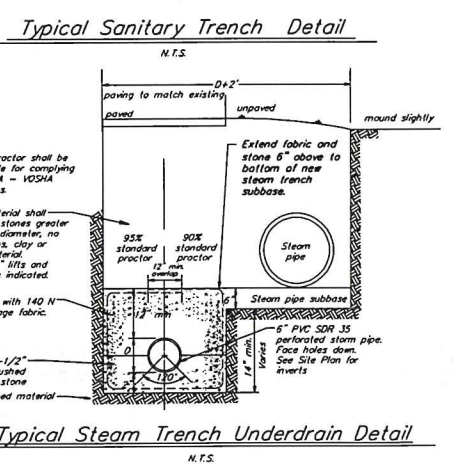
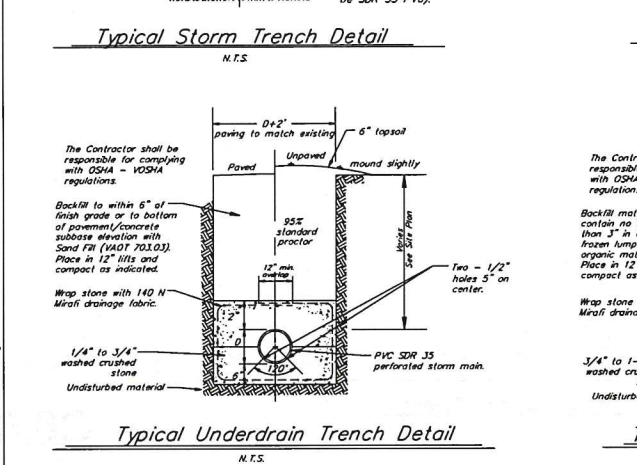
- A thrust block shall be installed at all waterline bends, end caps, and tees.
- Precast thrust blocks shall be used but concrete must be poured between back of concrete block and undisturbed soil.
- Red-mix concrete (2,500 psi min) must be used where concrete is specified. Concrete is NOT acceptable.
- Use 'drilling' pipe restrainer for C-900 PVC at all fittings.



Minimum Area of Bearing Surface of Concrete Thrust Block (in square feet)																															
3"						4"						6"						8"						12"						SAFE REMARKS (LOADS/PSF)	SOIL CONDITION
PIPE FEET	MIN	MAX	MIN	MAX	MIN	PIPE FEET	MIN	MAX	MIN	MAX	MIN	PIPE FEET	MIN	MAX	MIN	MAX	MIN	PIPE FEET	MIN	MAX	MIN	MAX	MIN								
FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET								
0.5	0.5	0.5	0.5	0.5	0.5	1.0	0.5	0.5	1.0	1.5	1.0	0.5	0.5	0.5	0.5	0.5	0.5	1.0	0.5	0.5	1.0	1.5	1.0	1.5	Sound shale	10,000					
1.0	1.0	1.0	1.0	1.0	1.0	1.5	1.0	1.0	1.5	2.0	1.5	1.0	1.0	1.5	2.0	1.5	1.0	1.0	1.5	2.0	2.5	2.0	1.5	2.0	Gravelly gravel	1,000					
1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.5	1.5	2.0	2.5	2.0	1.5	1.5	2.0	2.5	2.0	1.5	1.5	2.0	2.5	3.0	2.5	2.0	2.5	Coarse & fine sand	3,000					
1.5	2.5	1.5	1.0	2.5	1.5	2.0	1.5	2.0	2.5	3.0	2.5	2.0	2.0	2.5	3.0	2.5	2.0	2.0	2.5	3.0	3.5	3.0	2.5	3.0	Medium clay (see note)	2,000					
3.0	4.5	2.5	1.5	3.0	2.0	4.0	2.0	3.0	4.0	5.0	4.0	3.0	3.0	4.0	5.0	4.0	3.0	3.0	4.0	5.0	6.0	5.0	4.0	5.0	Stiff clay	1,000					

Minimum area, square ft = 200 PSF (14,620 kgf/m²)

DEPARTMENT OF
PLANNING & ZONING



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Signage & Pavement Markings

All signage and pavement marking include all necessary items to make product complete. All labor, materials, equipment and construction for signage and markings shall comply with AOT specifications. The location of each sign is shown on the plan or will be identified by the Owner or Engineer.

ROAD/PARKING SIGNS

Description	Specification	# Signs	Size
Handicap 24 Hour Towing Enforced	R7-B	22	12" x 18"
Van Accessible	R7-BP	4	18" x 9"
Stop	R1-1	3	30" x 30"

Provide 2" square galvanized steel sign posts posts. Bottom of all signs to be 7 feet above nearest adjacent curb or pavement elevation.

SIGN MATERIALS:

THE SIGN BASE MATERIALS USED FOR REGULATORY SIGNS MAY BE ANY OF THE FOLLOWING OF THE MINIMUM THICKNESS NOTED.

	24" X 12"	24" X 24"	24" X 30"	36" X 48"
12" X 18"	24" X 36"	36" X 48"	48" X 60"	
18" X 24"	30" X 24"	48" X 60"		
FLAT SHEET ALUMINUM	0.060"	0.080"	0.100"	

ALL PANELS SHALL HAVE RETROREFLECTIVE BACKGROUNDS

ALL SIGN POSTS SHALL BE SQUARE TUBE GALVANIZED STEEL PLACED IN GALVANIZED STEEL ANCHOR SLEEVES.

SIGN POST NOTES

- ALL SQUARE TUBE STEEL POSTS AND ANCHORS SHALL BE FORMED INTO A SIZE AND SHAPE IN SUCH A MANNER THAT NEITHER FLASH NOR WELD SHALL INTERFERE WITH THE TELESCOPING PROPERTIES. WORK DAMAGE THE GALVANIZING.
- ANCHORS MAY BE DRIVEN OR SET INTO A DUG HOLE AND BACKFILLED. IF DRIVEN, A DRIVING CAP SHALL BE USED. THE DUG HOLE INSTALLATION METHOD SHALL BE UTILIZED IN AREAS WITH POOR SOIL CONDITIONS OR AS DIRECTED BY THE ENGINEER. BACKFILL SHALL BE COMPACTED AS DIRECTED BY THE ENGINEER.
- THE TOPS OF SIGN POSTS SHALL BE AT OR NEAR THE TOP OF SIGN. THE POST SHALL NOT EXTEND ABOVE THE TOP OF SIGN.
- SIGN POSTS SHALL BE INSTALLED A MINIMUM OF ONE FOOT BELOW GROUND, INSIDE THE ANCHOR. THE LENGTH OF ANCHOR EXPOSED ABOVE GROUND SHALL NOT EXCEED FOUR INCHES.

Pavement Marking Notes

- Typical UVM parking space is 8'-6" center of line to center of line marked with 4" wide Yellow Paint.
- ADA space is blue box, yellow stencil, yellow trim. Coordinate exact requirements with UVM Transportation and Parking Services.
- Paint for pavement markings shall be Hydrophast Waterborne Traffic Paint by Franklin Paint Company. It shall be reflective, VOC compliant fast drying, 100% acrylic waterborne traffic paint. Paint for stop bars and crosswalks shall be white all other line striping shall be yellow. Confirm paint color with UVM Transportation & Parking Services prior to application.
- Traffic paint shall be applied with a uniform thickness and at a rate such that no pavement is visible after drying. Additional paint application will be required if underlying pavement is visible.

AS-BUILT (RECORD) DRAWINGS

The Contractor shall be responsible for providing the Owner with an as-built (record) utility site drawing in both PDF and AutoCAD format that meets the specifications below.

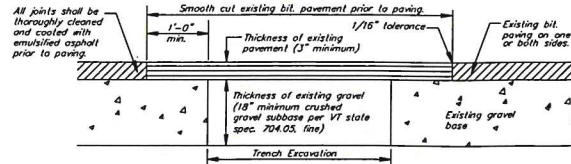
- Drawing shall be in AutoCAD 2013 format. The civil design AutoCAD drawing shall be used as the base for the as-built drawing. All information added to the base AutoCAD drawing shall be drafted in accordance with the Utility Record Drawing Drafting Standards shown on this plan.
- The Contractor shall continue to update as-built drawing throughout the project. The as-built drawing shall be updated so that at any time in the project, infrastructure installed is located, plotted and drafted in the as-built drawing within 2 weeks of installation.

The Contractor shall copy the as-built drawing to the Engineer weekly during construction. The drawing shall include as-built survey shots including elevation and description of shot. The as-built survey shots shall be placed on a separate layer from the line work and shall be designated by date as AB-SHOT-XX-XX-XX (date). (For example, an as-built waterline tape shot shall be on a layer titled AB-SHOT-01-08-08).

- The Contractor shall utilize survey equipment able to locate infrastructure at the desired accuracy listed below. Tasting drains and underdrains are exempt from the as-built requirements if they are constructed in accordance with the plans. Stormwater collection pipes for footing drains or underdrains must be survey located and included in the Record Drawing.

Utility	Horizontal Tolerance	Vertical Tolerance
Storm manhole/cb - rim/s/inverts/sumps	1'	0.1'
Storm cleanout - invert		
Storm pipe - change slope/bend		
Storm pipe - building invert		
Sanitary manhole - rim/s/inverts	1'	0.1'
Sanitary cleanout - invert		
Sanitary pipe - change slope/bend		
Sanitary pipe - building invert		
Water pipe - top pipe (every 36" max)	1'	0.1'
Water pipe - building invert		
Water bands/tees/reducers/fittings/valves - top pipe		
PBX - top concrete (every 36" max)	1'	0.1'
PBX - trench x-section (number and type conduit, encasement detail, conduit length, run direction)		
PBX manhole - rim, invert, sump		
Electric-Primary - change slope/bend	1'	0.1'
Electric-Primary - top concrete (every 36" max)		
Electric-Primary - trench x-section (number and type conduit, encasement detail)		
Electric-Secondary - change slope/bend	1'	0.1'
Electric-Secondary - top concrete (every 36" max)		
Electric-Secondary - trench x-section (number and type, encasement detail)		
Gas - top pipe (every 36" max)	1'	0.1'
Gas - lines/valves - top pipe		
Steam/Condensate - all piping - top pipe (every 36" max)	1'	0.1'
Steam/Condensate - top concrete		
Steam/Chilled Water manholes - rim/s/inverts/sumps	1'	0.1'
Steam - expansion loop - all bands - top pipe		
Chilled Water - all piping - top pipe (every 36" max)	1'	0.1'
Chilled Water - change slope/bend		
Chilled Water - top concrete protection slab	1'	0.1'
Fuel Oil - all piping - top pipe (every 36" max)	1'	0.1'
Fuel Oil - change slope/bend		
Fuel Tank - rim, invert, sump		
Other -		

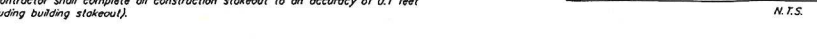
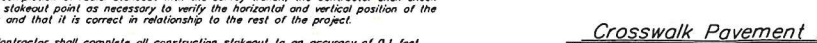
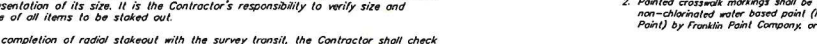
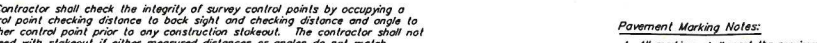
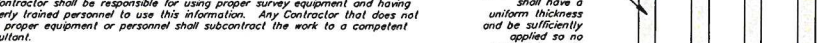
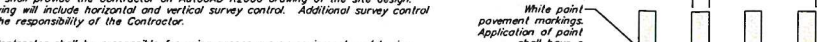
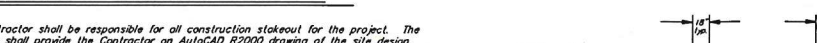
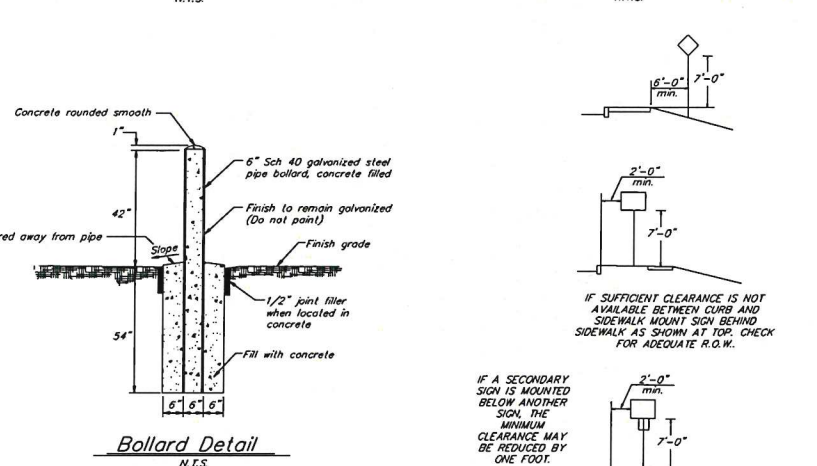
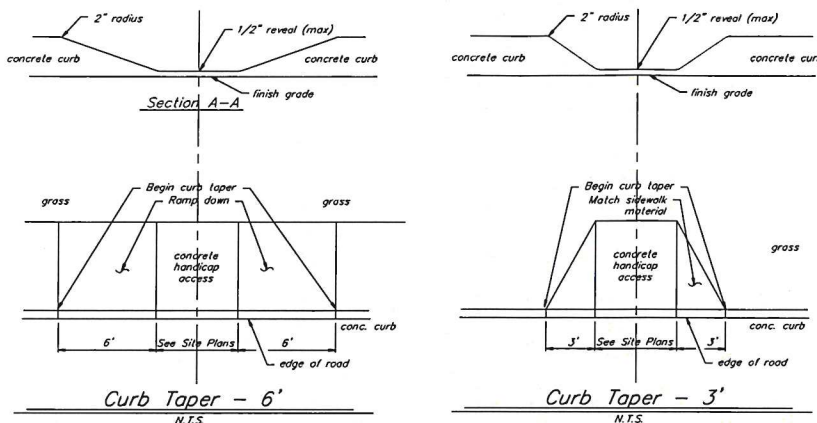
Site Lighting - Contractor shall be responsible for providing to the Owner a "mark-up" plan showing the layout of the site lighting condition from light pole to light pole. If unforeseen site conditions require site lighting conduits to deviate from a predictable light pole to light pole path, the Contractor shall be responsible for providing "as-built" topographic shots in accordance with the standards for Electric-Secondary above.



- Set up and maintain signs and other safety control devices. Do not puddle back coat on bottom of hole.
- Reshape hole and patch area by cutting with a concrete saw into square or rectangular shape and cut side faces vertically. Reshape downward solid material and around hole to sound pavement.
- Backfill trench in 6" lifts and compact each lift to 95% of maximum density of optimum moisture content as determined by ASTM D698 standard proctor.
- Remove all loose material and thoroughly sweep the hole area clean of mud and standing water.
- Apply liquid asphalt tack to vertical faces in a uniform manner. Do not puddle back coat on bottom of hole.
- Fill top of hole with type II bituminous concrete and compact in lifts no more than 2" thick. Each lift should be thoroughly compacted with a vibratory plate compactor or a portable roller. Experience has shown that 15 to 20 passes with a vibratory roller and mix temperature above 250°F (121°C) are necessary to ensure good compaction. Hand tamp should only be used for small areas (less than 1 sq. ft.).
- Clean up area. Do not leave excess fill or excavated material on the pavement. Remove safety signs.

Replacement of Existing Road Subbase and Bituminous Pavement

N.T.S.



ACAD Layer Naming Convention

X-XXXX-XXXX-XXXX
Identifier
Minor Group
Major Group
Discipline Code

Discipline Codes:
B - Background (x-ref) (by WM Group only)
C - Civil
E - Electrical
M - Mechanical
S - Site
T - Telecommunications
U - Controls
X - Other

Major Group Codes:
B - Background (x-ref) (by WM Group only)
BASE: Roads, parking lots, walks, general

BLDG Building

C - Civil

NGAS Natural Gas

SSWR Sanitary Sewer

STRM Storm Sewer

WATR Domestic Water

E - Electrical

PPOW Primary Power Distribution

SPOW Secondary Power Distribution

EPDW Emergency Power

LITE Lighting

M - Mechanical

CHWR Chilled Water

FOL Fuel Oil and Tanks

STEM Steam, Condensate

COGN Future Cogen Conduits

T - Telecommunications

PBX PBX

TELE Telephone

U - Controls

EMCM Emergency Communication

BC Building Controls

SECU Security/Fire

Identifier Codes:

PIPE Pipe

CNDT Conduit

IDEN Identification

NOTE Notes

HTCH Hatching

(Actual pipe either active or abandoned)

(Actual conduit/bank either active or abandoned)

(Manhole/pipes/conduit labels)

(Notes as required - 1" = 30' scale)

(UVM & non-UVM building hatching) (Background ONLY)

Symbols (i.e. manholes, hydrants, handholes, valves, etc.) should appear on PIPE/CNDT layer.

(Others as needed)

2.) ACAD Standards

A) TEXT STYLE:

FOR GENERAL TEXT USE: "UVM-GENTEXT" STYLE

FONT: SIMPLEX

FONT SIZE (IDENTIFIER LAYER): 3.50 (MODEL SPACE)

FONT SIZE (NOTES LAYER ONLY): 2.50 (MODEL SPACE)

JUSTIFY: BOTTOM OR TOP CENTER

ORIENTATION: LEFT TO RIGHT

OR BOTTOM TO TOP

FORMAT: ENGINEERING

B) LINE STYLE:

EXISTING - ACTIVE:

LINESTYLE: CONTINUOUS

LINESTYLE SCALE: 1.000

(examples)

EXISTING - ABANDONED:

LINESTYLE: DASHED

LINESTYLE SCALE: 0.35

(examples)

Construction Notes

1. The methods and materials of construction shall conform to the latest standards of the City of Burlington and the State of Vermont. All work shall be in accordance with all permits and approvals issued for the project. In case of conflict, the more stringent specification shall apply as directed by Engineer. All work shall be done in a workmanlike manner and completed in the time specified by Owner.

2. The Contractor shall be responsible for all work and materials shown and required to make the job complete. These drawings do not show every fitting or appurtenance. Materials shall be as specified on the drawings. Manufacturer's product specifications shall be submitted for all materials to the Engineer for approval prior to installation.

3. The location and size of existing underground utilities is not warranted to be exact or complete. The Contractor shall field locate all utilities and shall contact the affected utility company, the Engineer and the City of Burlington prior to making any hook ups. The Contractor shall be solely responsible for all existing utilities and their uninterrupted services. All off-site backfill, shoring and shoring, dewatering, clearing and grubbing, erosion control, dust control, traffic control, grading, and all incidents shall be included as part of the required work.

4. Repair of all disturbed areas, grading, seeding, mulching, repair of roads and curbs, paving, and other incidents are included as part of the required work. All disturbed areas shall be loamed and mulched until permanent ground cover is established.

5. The Contractor shall verify all horizontal control and temporary bench marks before use.

6. The workers and public shall be protected by the Contractor from any and all hazards connected with the construction work. Open trenches, materials, or equipment within the working limits are to be guarded by the use of adequate barricades or flaggers. All barricades left in position overnight are to be properly lighted. Kerosene pots are not acceptable. When work narrows the usable pavement, flaggers shall be employed to aid the flow of traffic so that there will be no undue delays. The Contractor shall be held responsible for the safety of all workers and the general public and all damages to property occurring from or upon the work occasioned by negligence or shall be held responsible for the safety of all workers and the general public and all damages to property occurring from or upon the work occasioned by negligence or day or night within the working area. All work shall be in accordance to OSHA regulations, Title 19, Parts 1926.651 and 1926.652, and applicable to VOSH regulations.

7. Contractor shall contact Dig Safe prior to any excavation.

8. All new storm and sanitary extending from structures shall be laid with a pipe laser to elevation and slope as shown on the plans.

9. The Contractor shall sawcut all existing pavement to be removed. The Contractor shall minimize the pavement area disturbance. Contractor shall be responsible for all pavement repair and restoration necessary to complete the work.

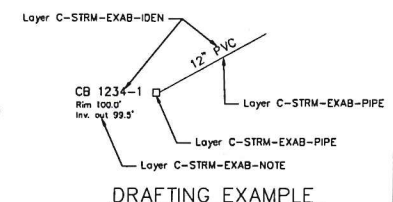
10. The Contractor shall be responsible for all construction layout.

11. Existing plantings are located in general areas as shown on the plans. Contractor shall protect plantings scheduled to remain so as not to damage these or their root systems.

12. Contractor shall comply with all permits and approvals issued for this project.

13. Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.

14. Slope stability on unsaturated soil conditions. If during construction saturated soils are encountered, contact the Engineer immediately.



DRAFTING EXAMPLE

N.T.S.

Layer C-STRM-EXAB-IDEN

Layer C-STRM-EXAB-PIPE

Layer C-STRM-EXAB-NOTE

Layer C-STRM-EXAB-PIPE

Layer C-STRM-EXAB-NOTE

Layer C-STRM-EXAB-PIPE

Layer C-STRM-EXAB-NOTE

Layer C-STRM-EXAB-PIPE

Layer C-STRM-EXAB-NOTE

Layer C-STRM-EXAB-PIPE

Layer C-STRM-EXAB-NOTE

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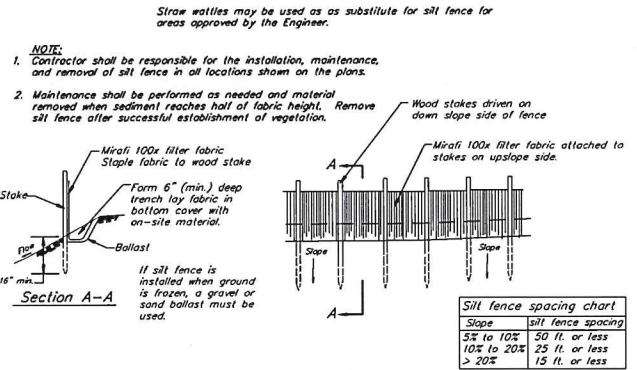
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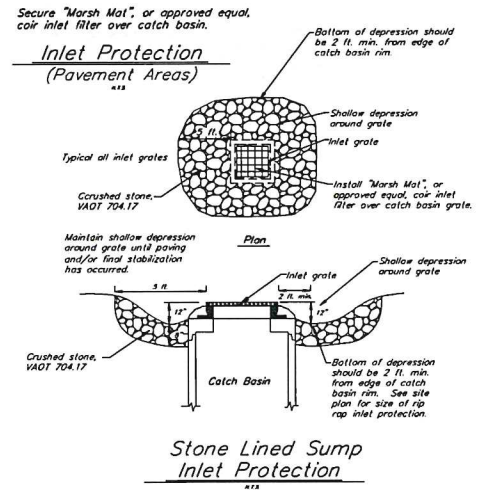
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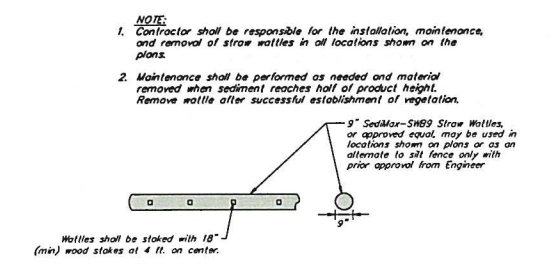


Typical Temporary Silt Fence
N.T.S.

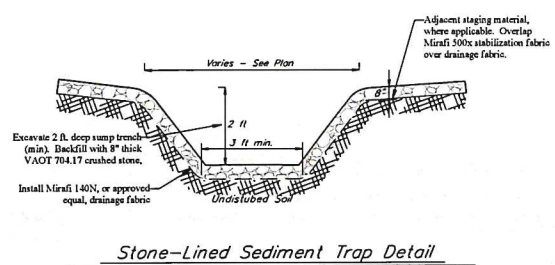


Grounds Restoration

- GENERAL**
- 1.1 All renovation and new construction must repair any damaged grass or landscaped areas to pre-construction conditions.
- 1.2 Damage caused to grounds due to contractor negligence or due to construction traffic shall be restored at the cost of the contractor. Damage shall be reported to the Grounds Office immediately after event # (802) 656-3866.
- 1.3 Topsoil shall have a minimum of 4 inches of depth unless additional depth is specified on the plans. See Soil & Seeding Notes.
- 1.4 Seed: UVM #1 mix shall be used. See Soil & Seeding Notes.
- 1.5 Fertilizer: See Soil & Seeding Notes.
- 1.6 Grade evenly with walkways, curbs and lampposts bases.



Typical Straw Wattle Sediment Control
N.T.S.



North American Green S75BN

Material Content

Straw 100% (.50 lbs/sq.yd.) (.27 kg/m²)

Netting Leno woven, 100% biodegradable jute fiber

Weight approximately 1.64 lbs/1000 s.f.

Thread Biodegradable

Installed as per manufacturer's specifications.

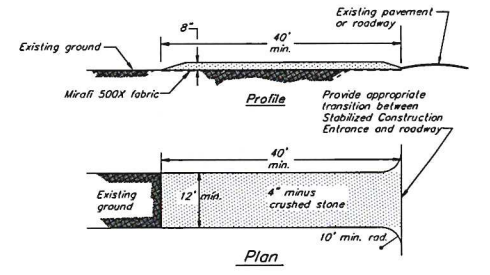
Material Specifications

Erosion control blanket shall be a machine-produced mat of 100% agricultural straw.

The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with natural fiber netting having an approximate 1/2" X 1/2" mesh and be sewn together with biodegradable thread.

Straw erosion control blanket shall be S75BN as manufactured by North American Green, Inc. (812-867-6632) or equivalent. Erosion control blanket shall have the following properties:

Erosion Control Matting



- Note:**
- Contractor shall be responsible for the installation, maintenance, and removal of a stabilized construction entrance for the project. The Construction Stabilized Entrance and its continued maintenance shall be a minimum measure to prevent tracking of sediment off-site.
 - Contractor to use Mirafi 500x under stone for temporary construction roads.
 - Stabilized construction entrances shall be repaired when voids are 80% filled with sediment. Repair shall include adding additional 4" minus crushed stone and/or removal of contaminated stone.

THIS DETAIL TO BE USED FOR ALL TEMPORARY STONE STABILIZATION AREAS IDENTIFIED ON THE PLANS

Temporary Stabilized Construction Entrance & Staging Areas

N.T.S.

Construction Limit Barriers

- Temporary chain-linked construction fence shall be used to delineate construction limits where practical or where directed in the Contract Documents.
- Orange construction fence or snow fence shall be used to demarcate short-term construction activities.
- 3" thick orange polyester mesh webbing may be used to demarcate pedestrian barricades for new topsoil and seeded areas.

Soil and Seeding Notes

- Refer to Post Construction Soil Restoration Plan for additional requirements
- Topsoil shall have a minimum 4" depth unless additional depth is specified on the Civil or Landscape plans. Topsoil shall be natural, fertile, friable soil representative of local productive soil and free of clay lumps, stones, subsoil or other foreign matter larger than 1/2 inch diameter, not frozen or muddy. Acidity pH shall range from 5.5 to 7 and shall contain 4% organic material as a minimum. Samples of topsoil are to be given to UVM Physical Plant's Ground Manager for inspection before approval. All testing costs will be paid by Contractor.
 - The Contractor shall have a soil analysis performed on the topsoil (UVM soil testing lab 656-3030). The results of soil analysis shall be provided to the UVM Physical Plant Grounds Manager for approval. The soil analysis must state:
 - Percentages of organic matter, inorganic matter (silt, clay, and sand), deleterious materials, and pH levels.
 - Sieve analysis and mineral and plant nutrient content of topsoil.
 - Test for herbicide contamination and provide report certifying that no herbicides are present.
 - State quantities of nitrogen, phosphorus, and potash nutrients and any limestone, aluminum sulfate, or other soil amendments to be added to produce satisfactory topsoil.
 - Commercial fertilizer shall be a complete plant food containing nitrogen (50% organic) phosphoric acid and potash. Soil tests will indicate composition required. Only phosphorus free fertilizers shall be used unless a soil test identifies that phosphorus is warranted for optimum vegetative growth.
 - Hydro seeding and locifer is the required practice for turf establishment. Specifications are:

Seed: UVM #1 mix using 6 lbs per 1,000 square feet.

71.45% Min. Futura J300 PER RYE GRASS Germ: 90%

14.81% Min. Dynasty RYAL FESCUE Germ: 90%

9.74% Min. CREEPING RED FESCUE Germ: 90%

2.12% Max. CROP

1.61% Max. WEED

0.06% Max. WEED

Hydrated Additives:

Fertilizer: 19-19-19 75 lbs per 1,000 gallons of water. (Refer to phosphorus note above)

Lime: 100 lbs. per 1,000 gallons of water

Mulch: 300 lbs. per 1,000 gallons of water.

Locifer: 5 lbs. per 1,000 gallons of water.

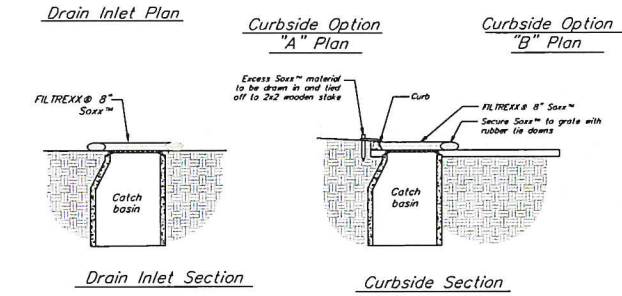
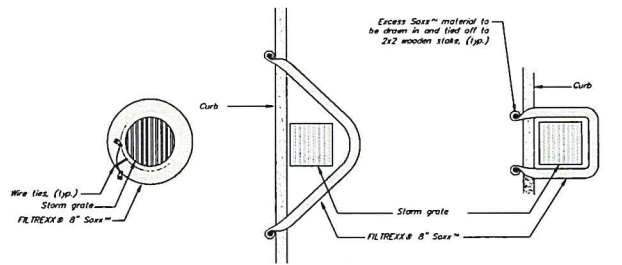
Manufacturer's tag shall be given to Physical Plant's Ground Manager prior to seeding for approval.
 - Areas having soil compaction as a result of construction shall be core-filled prior to seeding.
 - If hand seeding, only straw mulch is to be used and secured by netting either organic or inorganic. If inorganic is used, it must be removed before the first mowing.
 - Starter fertilizer shall be applied at the manufacturer's suggested rate at the time of seeding. Only phosphorus free fertilizers shall be used unless a soil test identifies that phosphorus is warranted for optimum vegetative growth. Fertilizer application will not be allowed in sensitive areas and adjacent to drainage ways as determined by the Engineer.
 - Watering is to be done by the Contractor and is to last for the duration of the warranty period to maintain proper growth. UVM will supply the water, but all apparatus necessary to apply the water must be furnished by the Contractor (i.e. hoses, sprinklers, etc.).
 - Staking of all topsoiled areas to control foot traffic will be required. Unless otherwise specified, acceptable staking materials will be grade stakes and twine or string with flagging attached for visibility.
 - A guarantee through the first mowing is required with any sparse or bare areas larger than 1 sq. ft. to be redone.
 - The Contractor is responsible for the first mowing. After the first mowing and prior to the University taking responsibility for the lawn areas the Contractor and the Grounds Manager shall meet to inspect the vegetation establishment.
 - Contractor is responsible for all topsoil to complete the project as shown. If existing volume of topsoil is inadequate, the Contractor, at no cost to the Owner, shall purchase offsite approved topsoil as necessary.

Tree Protection & Landscape Clearing

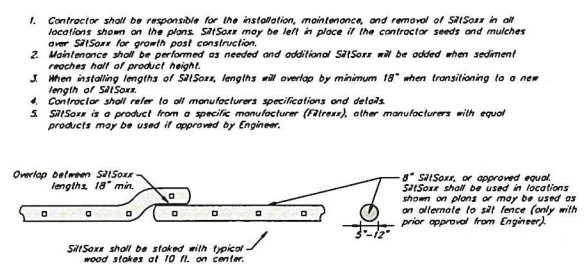
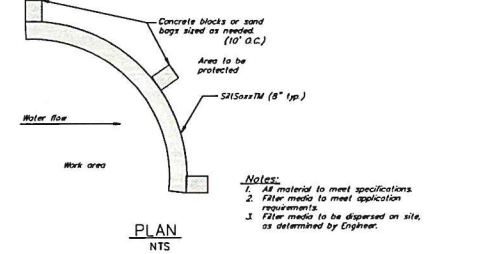
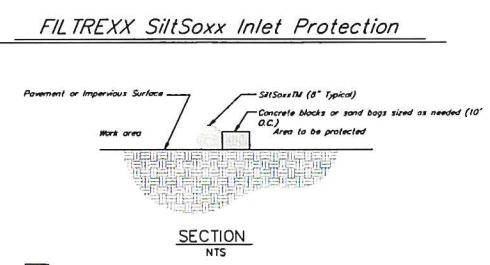
- All renovation and new construction must address tree protection and selective clearing. Since the University of Vermont has many memorial plantings, the protection of these specimens must be planned for and documented. The procedures shall be discussed, diagrammed, and implemented by the appropriate committee. The Physical Plant's Ground Manager shall have final say on a program's acceptance.
- Prior to any construction activity the General Contractor shall meet with the Grounds Manager to review the staging and protection plan for the adjacent landscaping.
- Damage caused to specimens due to contractor negligence shall be replaced at the cost of the contractor. Damage shall be reported to the Grounds Office immediately after event # (802) 656-3866. Replacement value and condition of each specimen is to be determined by the Physical Plant's Grounds Manager.
- All trees within the designated construction zone shall be protected by no less than 4' high chain-link fencing at the drip line completely encompassing the tree. No storage of building materials shall be allowed within tree protection fencing.
- All trees within 30' of the construction zone shall be protected by no less than 4' high plastic fencing at the drip line.
- If equipment is allowed by the Grounds Manager to pass over a tree's root zone, then a minimum of 8" of wood chips shall be laid and maintained by the contractor.
- If tree pruning is necessary, the Contractor shall contact the Grounds Manager (802-656-3866) to perform the necessary pruning.
- During excavation, if root impact is unavoidable and therefore approved by the Grounds Manager, any root system encountered which is 1" in diameter or larger will be pruned by authorized personnel only. ANA standards for root pruning shall be followed.
- Where an existing tree meets new landscaping, grade topsoil at a depth of 6" (six inches) from the drip line to 0" (zero inches) at the base of the tree.

Winter Construction Requirements (October 15th - April 15th)

- For areas to be stabilized with vegetative cover, seeding shall be completed no later than September 15th to ensure adequate growth and cover.
- If seeding is not completed by September 15th, additional non-vegetative protection must be used to stabilize the site for the winter period. This includes the use of Erosion Control Matting or netting of a heavy mulch layer.
- Where mulch is used for temporary stabilization it must be applied at double the standard rate, or a minimum of 3 inches with an 80%-90% cover.
- Stabilized Construction Entrances shall be enlarged to provide for snow stockpiling.
- Limits of disturbance shall be moved or replaced to reflect any revised boundaries of winter work.
- The site shall be managed to provide adequate snow storage and control of meltwater. Cleared snow shall be stored down slope of all areas of disturbance and out of stormwater treatment structures.
- A minimum 25 foot buffer shall be maintained from perimeter controls such as silt fence.
- Drainage structures must be kept open and free of snow and ice dams.
- Silt fence and other practices requiring earth disturbance must be installed ahead of frozen ground.
- To ensure cover of disturbed soil in advance of a melt event, areas of disturbed soil must be stabilized at the end of each work day, with the following exceptions:
 - If no precipitation within 24 hours is forecast and work will resume in the same disturbed area within 24 hours, daily stabilization is not necessary.
 - Disturbed areas that collect and retain runoff, such as house foundation or open utility trenches.
- Prior to stabilization, snow or ice must be removed to less than 1 inch thickness.
- Use stone to stabilize areas such as the perimeter of buildings under construction or where construction vehicle traffic is anticipated. Stone paths should be 10-20 feet wide to accommodate vehicular traffic.

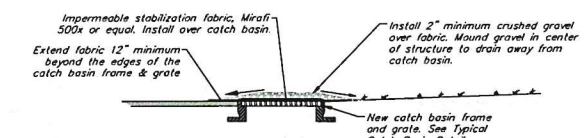


FILTREXX SiltSox Inlet Protection



Typical FILTREXX SiltSox Sediment Control
N.T.S.

NOTE: This detail to be used only when inlet protection is not practical and only with prior approval from the Engineer.



Temporary Impermeable Catch Basin Cover Detail
N.T.S.

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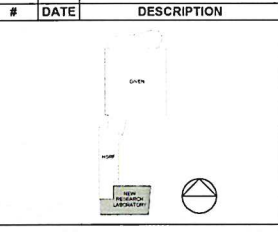
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Engineering
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529 Main St., Suite 203
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Tel: 617-254-0016

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NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

Civil Details

Drawing Scale	Not to Scale
Project Number	39126.00
Date Issued	08/15/2019

C6.03

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General Notes

1. ALL CONTRACTORS ARE REQUIRED TO CONTACT DIG SAFE, THE MUNICIPALITIES PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCIES NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. UNDERGROUND UTILITIES MAY EXIST THROUGHOUT THE PROJECT SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED ELEMENTS ON THE DRAWINGS.
3. THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT, OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECTS WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES AS SOON AS THEY ARE DISCOVERED AND PRIOR TO ANY ACTION BY THE CONTRACTOR.

Tree Protection

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE, ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Layout Notes

1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH WITH LANDSCAPE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF CONSULTANT WORK. ANY WORK INSTALLED IN CONFLICT WITH ANY OF THE DRAWINGS SHALL BE CORRECTED AT NO EXPENSE OF THE OWNER OR DESIGN CONSULTANTS.
2. ALL SYMBOLS, ABBREVIATIONS AND MATERIAL INDICATIONS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE CONTRACTOR SHALL REQUEST THAT THE LANDSCAPE ARCHITECT ISSUE A CLARIFICATION.
3. DO NOT SCALE DRAWINGS. DIMENSIONS MISSING FROM PLANS OR NEEDED FOR EXECUTION OF THE WORK SHALL BE CLARIFIED OR PROVIDED BY THE LANDSCAPE ARCHITECT BEFORE THE WORK IS INSTALLED.
 - a. ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL, UNLESS OTHERWISE NOTED.
 - b. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, CENTERLINE, OR FACE OF BUILDING/STRUCTURE.
 - c. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE CONSIDERED EQUIDISTANT MEASUREMENTS.
4. REFERENCE TO NORTH IS TRUE NORTH.
5. REFERENCE TO SCALE IS FOR FULL SIZED DRAWINGS, NOT REDUCED PLANS. DO NOT SCALE FROM DRAWINGS.
6. ANY CONFLICTS IN WHICH THE METHODS OR STANDARDS OF INSTALLATION OR MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES GOVERNING THE PROJECT, THE LAWS AND ORDINANCES SHALL TAKE PRECEDENCE. NOTIFY THE LANDSCAPE ARCHITECT OF ALL CONFLICTS.
7. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONDITIONS VARYING FROM INFORMATION HEREIN PRIOR TO PROCEEDING WITH WORK.
8. TO ESTABLISH LANDSCAPE ARCHITECTURAL INTENT, EVERY ATTEMPT HAS BEEN MADE TO IDENTIFY MOST CONDITIONS

Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 8" OF LOAM MIX SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
13. ALL TREE, SHRUB AND PERENNIAL PLANTING BEDS ARE TO BE CONTINUOUS, COMPLETELY DUG OUT AND BACKFILLED WITH THE PROPER PLANTING BED BACKFILL MATERIAL TO DEPTH SPECIFIED IN DETAILS AND SOIL PREPARATION SPECIFICATION.
14. IF THE LANDSCAPE CONTRACTOR PROPOSES A SUBSTITUTE PLANT SPECIES, ALL SUBSTITUTES NEED TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND CITY OF SOUTH BURLINGTON IN WRITING PRIOR TO ORDERING.

LANDSCAPE ARCHITECTURAL SYMBOLS

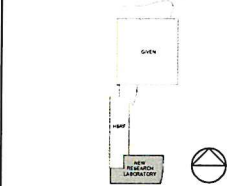
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	<u>SECTION SYMBOL</u>
	<u>ELEVATION</u>
	<u>NORTH ARROW</u>
	<u>ELEVATION NOTATION</u>
	<u>SPOT ELEVATION</u>
	<u>REVISION BUBBLE</u>
	<u>DIMENSION</u>

LANDSCAPE DRAWING ABBREVIATIONS

@	AT	HP	HIGH POINT
AD	AREA DRAIN	HT	HEIGHT
AL	ALIGN	I.D.	INSIDE DIAMETER
ALT	ALTERNATE	LP	LOW POINT
ASPH	ASPHALT	MAX	MAXIMUM
BC	BOTTOM OF CURB	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BS	BOTTOM OF STEP	NIC	NOT IN CONTRACT
BW	BOTTOM OF WALL	O.C.	ON CENTER
CB	CATCH BASIN	O.D.	OUTSIDE DIAMETER
CJ	CONTROL JOINT	QTY	QUANTITY
CL	CENTERLINE	R	RADIUS
CONC	CONCRETE	REINF	REINFORCED
CONST	CONSTRUCTION	REQ	REQUIRED
CONT	CONTINUOUS	SPECS	SPECIFICATIONS
CTR	CENTER	SS	STAINLESS STEEL
DIA	DIAMETER	STD	STANDARD
DIM	DIMENSION	TD	TRENCH DRAIN
DWG	DRAWING	TC	TOP OF CURB
EA	EACH	TS	TOP OF STEP
EJ	EXPANSION JOINT	TW	TOP OF WALL
ELEV	ELEVATION	TYP	TYPICAL
EOP	EDGE OF PAVEMENT	U.O.N.	UNLESS OTHERWISE NOTED
EQ	EQUAL	VIF	VERIFY IN FIELD
EW	EACH WAY	W/	WITH
FC	FLUSH CURB	W/O	WITHOUT
FF	FINISH FLOOR	WWF	WELDED WIRE FABRIC

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2019
DEPARTMENT OF
PLANNING & ZONING

#	DATE	DESCRIPTION
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The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

GENERAL NOTES & ABBREVIATIONS

Drawing Scale

Project Number

39126.00

Date Issued

05/02/2019

LA-0.00

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BLACK
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DESIGN
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ustlin, Inc.	Co
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PLANNING & ZONING

DATE	DESCRIPTION
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The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

LAYOUT PLAN

Drawing Scale

Project Number

Date Issued

LA-1.00

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AUG 19 2019

DEPARTMENT OF
PLANNING & ZONING

HEALTH SCIENCES
RESEARCH FACILITY

GRANITE PAVERS (D)
LA-2.00
BENCH (TYP.) (G)
LA-2.00
RETAINING WALL
REFER TO ARCHITECT'S
DRAWINGS
CONCRETE WALK (A)
LA-2.00

(13) BIKE RACKS (F)

(8) BIKE RACKS (F)

CONCRETE WALK (A)

CONCRETE WALK (A)

TENT SPACE
(40' x 80')

CONCRETE WALK (A)

NEW CURB
REFER TO CIVIL
DRAWINGS

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DATE DESCRIPTION

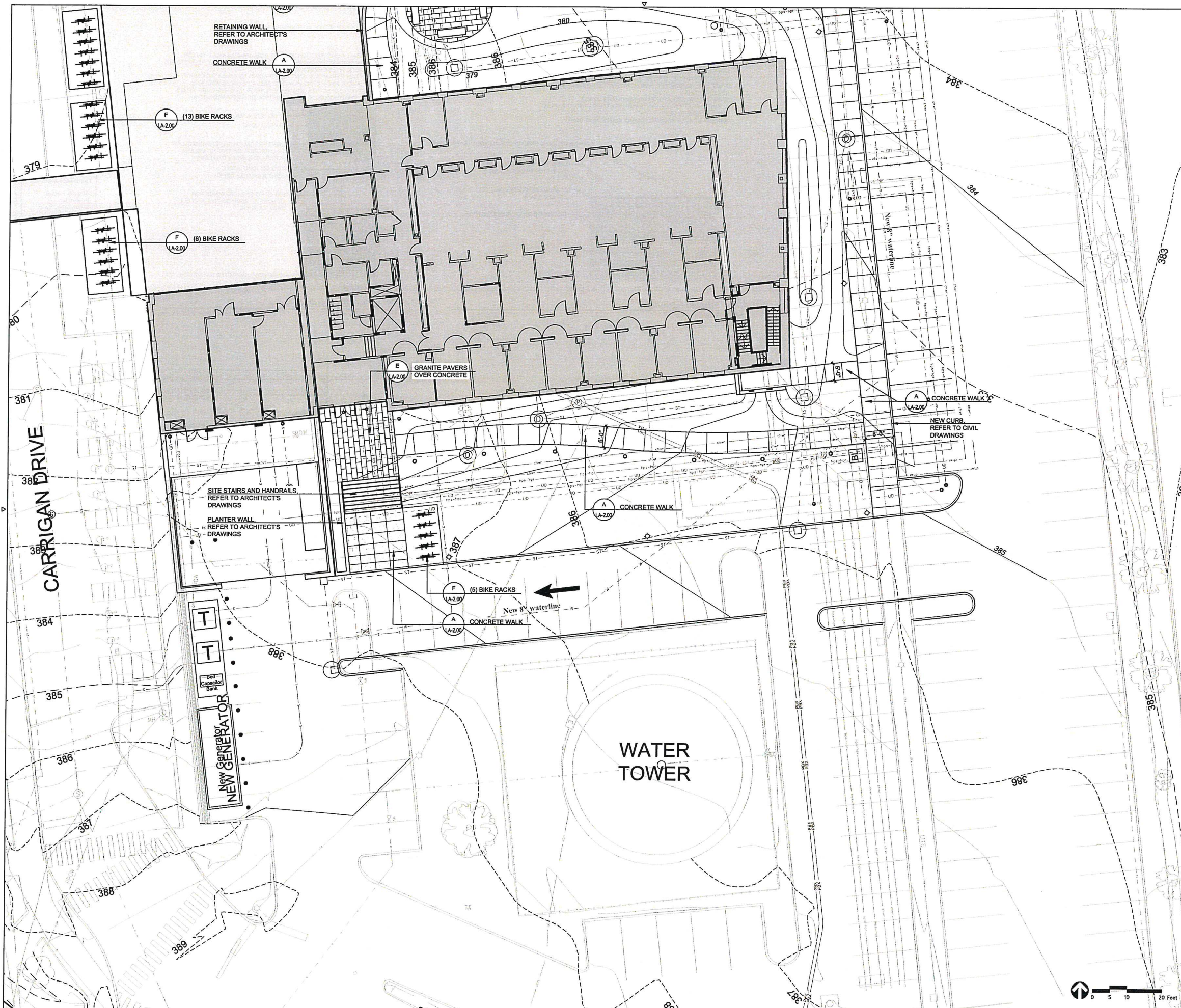
The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

LAYOUT PLAN

Drawing Scale
1"=10'
Project Number
39128.00
Date Issued
05/02/2019

LA-1.10



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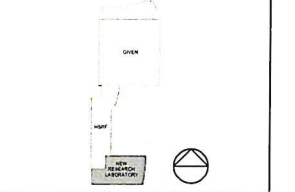
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DEPARTMENT OF
PLANNING & ZONING

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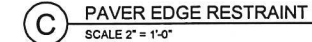
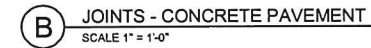
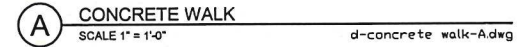
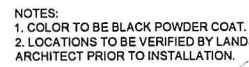


The University of Vermont
NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

LAYOUT PLAN

Drawing Scale 1"=10'	
Project Number 30125.00	
Date Issued 5/5/2019	

LA-1.20

DEPARTMENT OF
PLANNING & ZONING

Date Issued
05/02/2019

LA-

LA-2.00

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BLACK RIVER DESIGN
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HEALTH SCIENCES
RESEARCH FACILITY

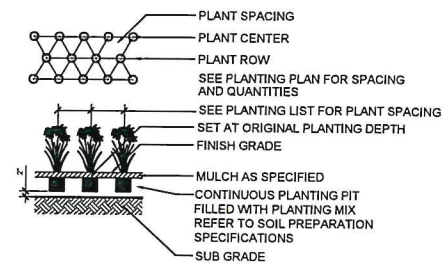
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The University of Vermont
NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

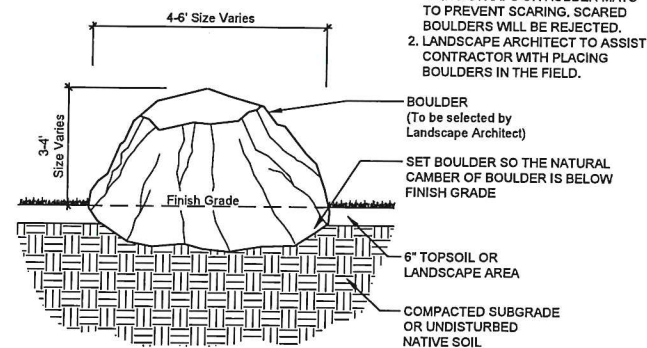
PLANTING PLAN

Drawing Scale	
Project Number 39126.00	
Date Issued 08/15/2019	

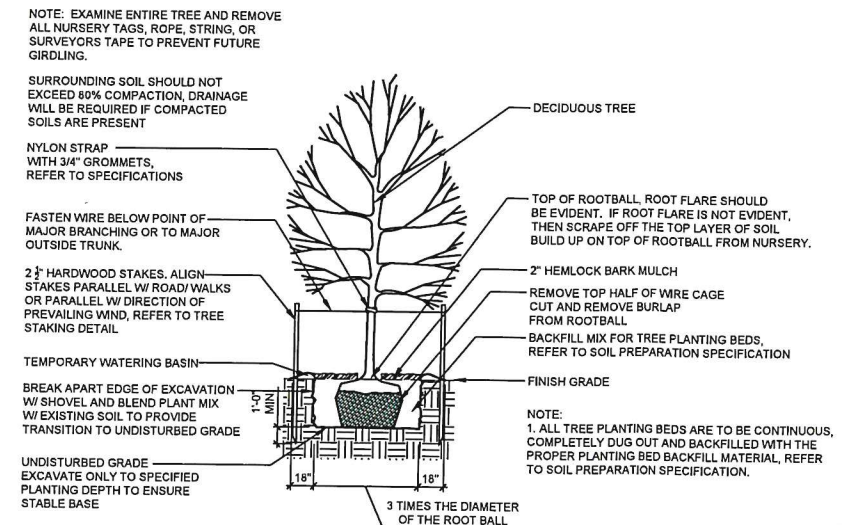
LA-3-10



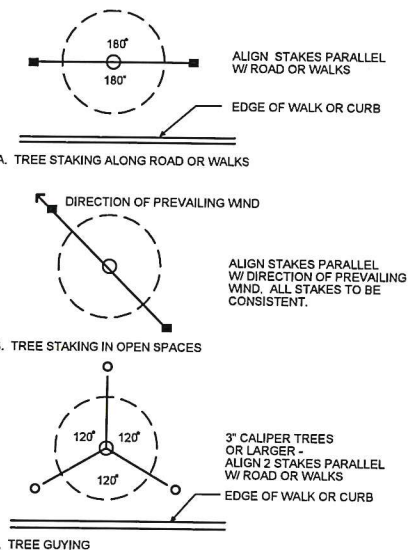
PERENNIAL PLANTING
SCALE: 1/2" = 1'-0"



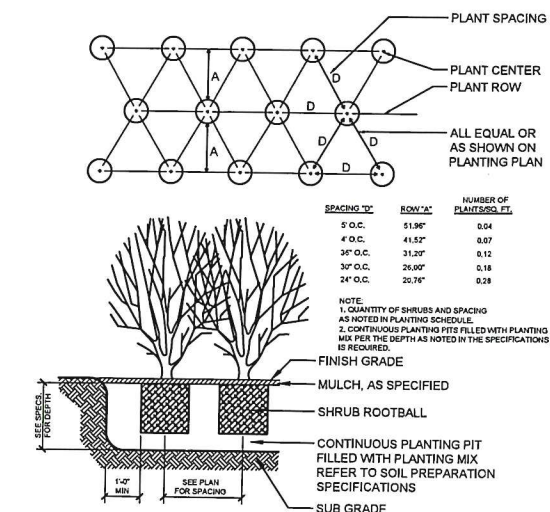
E LANDSCAPE BOULDER
SCALE 1/2" = 1'-0"



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



B TREE STAKING LAYOUT
NO SCALE



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

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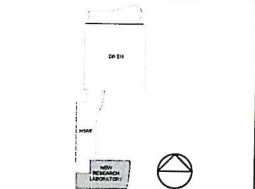
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DATE	DESCRIPTION
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The University of Vermont
NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

PLANTING DETAILS

Drawing Scale

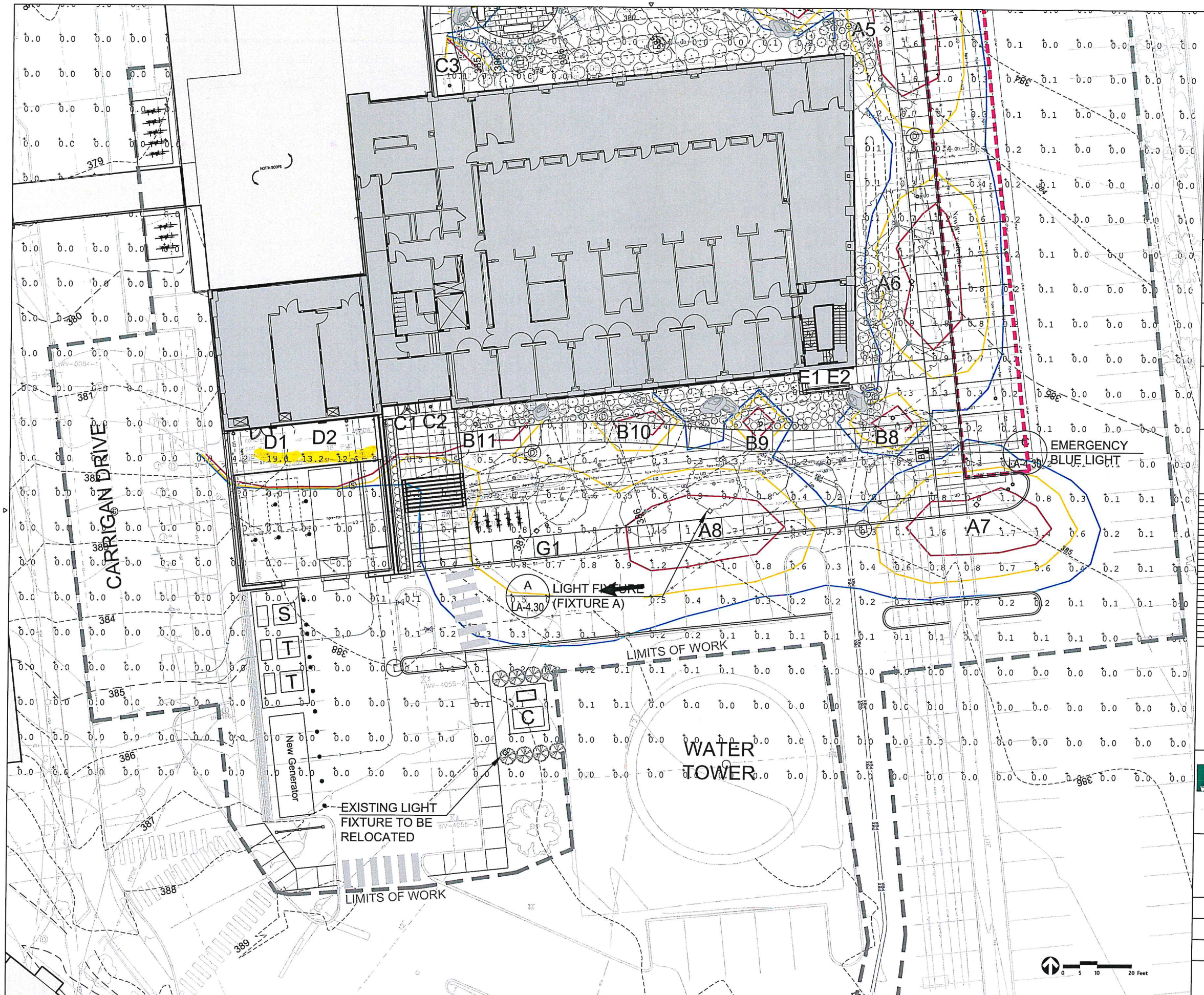
Project Number

39126.00

Date Issued

08/15/2019

LA-3 30



LA-4.00

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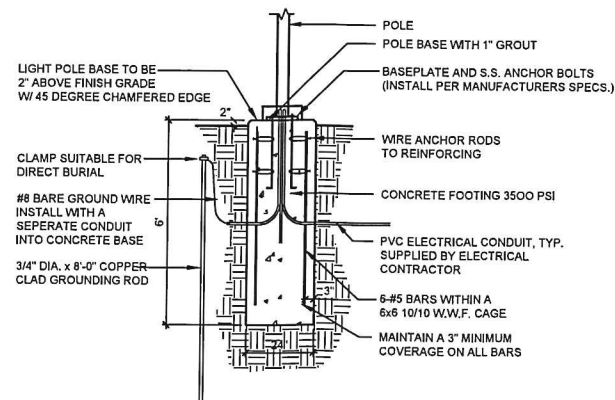
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802-253-9607

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NOTES:

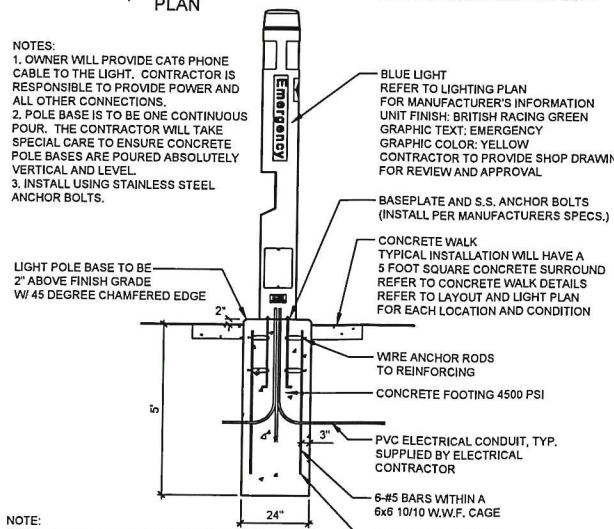
1. POLE BASE IS TO BE ONE CONTINUOUS POUR. THE CONTRACTOR WILL TAKE SPECIAL CARE TO ENSURE CONCRETE POLE BASES ARE POURED ABSOLUTELY VERTICAL AND LEVEL.
2. INSTALL USING STAINLESS STEEL ANCHOR BOLTS.



D LIGHT POLE FOOTING-FLUSH
SCALE 1/2" = 1'-0"

d-24 Flush-footing.dwg

NOTES:
1. OWNER WILL PROVIDE CAT6 PHONE CABLE TO THE LIGHT. CONTRACTOR IS RESPONSIBLE TO PROVIDE POWER AND ALL OTHER CONNECTIONS.
2. POLE BASE IS TO BE ONE CONTINUOUS POUR. THE CONTRACTOR WILL TAKE SPECIAL CARE TO ENSURE CONCRETE POLE BASES ARE POURED ABSOLUTELY VERTICAL AND LEVEL.
3. INSTALL USING STAINLESS STEEL ANCHOR BOLTS.



© EMERGENCY BLUE LIGHT
SCALE 1/2" = 1'-0"

d-blue light.ctwa

#	DATE	DESCRIPTION
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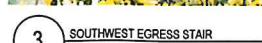
The University of Vermont
NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

LIGHTING DETAILS

Drawing Scale	
Project Number 39126.00	
Date Issued 08/15/2019	

LA-4.30

A8.90

UVM LARNER COLLEGE OF MEDICINE NEW RESEARCH BUILDING ADDITION TO EXISTING HEALTH SCIENCES RESEARCH BUILDING: BACKGROUND AND PROJECT DESCRIPTION

Background:

The University of Vermont has identified the New Research Laboratory for the Larner College of Medicine and Psychology Department project as one of its highest priority facilities needs.

The Larner College of Medicine (LCOM) and the Department of Psychological Science of the College of Arts and Sciences (Psychology Dept.) conduct internationally renowned research that improves the health and healthcare of the citizens of Vermont, our nation and the world. UVM's research is an economic engine for the entire state. In the last year for which full data are available, the Larner College of Medicine generated \$90 million in research funding, approximately nine times the average return on State investment for public medical schools. This research is a foundation for M.D., Ph.D., undergraduate and honors college research experiences and for new clinical technology and treatment not otherwise available in the State.

Much of this research is currently housed in the Given Building (opened 1963; 245,987 GSF) and Dewey Hall (opened 1905; 45,287 GSF). These buildings are outdated according to today's research standards. After investigation, the University has concluded that it is not feasible to renovate these buildings for research labs. In order to maintain our ability to attract and retain the best scientists, the University has concluded that there is a need to build a new facility, dedicated to state of the art research labs.

This project will address the need for upgraded research facilities by construction of a new 62,250 GSF modern research facility adjacent to Given, attached to the existing Health Sciences and Research Facility (HSRF). The new building addition will provide modern, flexible, collaborative research space allowing UVM to recruit and retain the best scientists and grow our world-class research.

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New Research Building Addition: Project Description

DEPARTMENT OF
PLANNING & ZONING

The new building addition to HSRF will be 62,250 GSF in four stories and a partial mechanical penthouse. The building's program consists of flexible research lab space, with associated lab support, write-up, and office spaces, designed to house faculty moving out of Given. The new labs will function collaboratively across disciplines by allowing multiple research groups to work together in combined spaces with shared resources. The new addition will be accessed mainly through HSRF and through a new enhanced south entry, graded for accessibility. The lab suites in the addition are securable from the rest of the Given/HSRF complex, allowing for any LCOM research which may have specific access or security concerns to be located in the building.

Architecture:

The building is designed to be complementary to the existing HSRF. The addition incorporates masonry facades utilizing brick matching the HSRF Building. Punched windows will be similar to

existing HSRF windows in material, finish and pattern. The form of the addition is purposefully designed to locate the penthouse to the west to integrate into the existing HSRF penthouse and conceal the existing penthouse from view from the south and to integrate into the overall building form from the east and west. The south wall of the addition penthouse is an extension of the main building façade. The façade slopes down from the penthouse level at the west to the fourth floor level at the east to reduce the visual impact of the building as you enter the College of Medicine complex from both Williston Rd. via the Medical Center emergency entrance and from the east via Beaumont Ave.

Open Space:

As part of the project, a new green space will be provided north of the addition/east of HSRF, replacing a portion of the existing parking lot. The green space will provide much-needed outdoor space for LCOM faculty, staff and students, with direct access from the new addition HSRF & Given. The design also provides for a tent site (40' x 80' tent) for College and University events.

Other proposed features include lighted meandering walkways, blue lights, benches, landscaping with defined areas for low-maintenance vegetation versus lawn space, shade trees along the parking areas, and drainage swales with catch basins that drain to UVM's existing stormwater ponds. No irrigation is proposed for the open spaces, which will reduce water demand for the site.

Energy Efficiency:

The building is being designed with a goal of LEED Silver. Energy-saving strategies including chilled beams, a high performance insulated brick envelope and triple glazed punched windows in thermally broken aluminum frames with two Low-E coatings, allowing perimeter heating to be eliminated. Daylighting is optimized with large north facing windows and interior glazing to bring light deep into the labs and view corridors. Other features include bike racks (both covered and uncovered), showers, water use reduction fixtures, building level metering and submetering and enhanced commissioning.

Growth:

The goal of this project is to improve lab space and create state of the art facilities for existing LCOM faculty and researchers. There will be no new staff, students or faculty as a result of this project. Once completed, many faculty and staff will relocate from the Given Building into the new facility. This will allow for future renovation of the Given Building.

Both the LCOM and the overall University have been experiencing a very modest growth in faculty, staff and students of approximately one percent per year, over the past few years. This project will not affect this modest, university-wide rate of growth.

Lot Coverage: Existing lot coverage on the main campus is 50.51%. Proposed lot coverage will be 50.50%.

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24 VSA§4413: Limitations on municipal bylaws:

The University may be regulated by the city only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional use.

Location: This is an addition to an existing building on the university campus, within the Institutional Main Campus overlay, in an area that is designated in the UVM Campus Master Plan for scientific research. This is an appropriate location for academic medical research.

Size, Height and Building Bulk: The addition is the same height and similar bulk as the existing HSRF building. The size is proportional to the existing building, and smaller than Given and the original building. The size, height and bulk of the addition fits in with its surrounding buildings.

Yards, Courts and Landscaping: A new green courtyard is being created, nestled between the existing building and the new addition, as described above under "Open Space".

Setbacks: This project conforms to the setbacks required in the BCDO.

Density of Buildings: The Institutional Main Campus Overlay is designated, within the BCDO and the Burlington Comprehensive Plan, as the main area where there should be a density of University buildings. Excerpt, Plan BTV, Page 102: "It is essential to continue to focus future growth needs of these (UVM and other) institutions within their core campuses..."

Off-Street Parking: The University organizes parking on a campuswide basis. Parking lots are available to all affiliates, campuswide. Parking lots are not associated with specific buildings.

The building footprint will **displace 121 parking spaces**. According to the BCDO, the new space will require an additional 124 spaces, for a total of 245 spaces. Currently there is no Joint Institutional Parking Management Plan in place for the institutions, so the University must address this direct parking impact. This will be accomplished by a number of initiatives:

1. Re-opening the Converse lot (94 spaces) and the Jeffords East (100 spaces) lots, which have both been closed due to construction for the past 4-5 years.
2. Construction of a new parking lot, east of the existing Jeffords East parking lot, with 66 net new spaces. This will replace spaces that existed previously, but were removed over the past few years, due to other buildings and campus projects. We are applying for this project separately, but we are planning for concurrent construction.
3. The University is collaborating with the City of Burlington, Gotcha Bikes and others to bring 200 e-bikes to the regional bikeshare program, including adding two bikeshare hubs to campus, for a total of 7 bikeshare hubs. E-bike use has been shown to decrease private vehicle use, in other (cold climate) cities in the US.

Bicycle Parking and Facilities:

- This project will add outdoor bike rack spaces for 64 bicycles, as imbedded inverted U's. These will be near the entries on the north, south and west sides of the HSRF/new addition.
- 12 covered and secure (able to be locked, 2 points of contact), indoor bike parking spaces, located on the two entry floors of the new addition.
- Two showers, within the new addition.

Loading Facilities: The new building will have a loading dock at the southwest corner.

Traffic Impacts: Existing faculty and researchers will move from their offices in the Given Building to the new addition at HSRF, which is next door. There will be no space for additional faculty or researchers. Therefore we expect no impact to traffic and circulation from this project, after construction.

Construction Traffic: By the time construction for this project begins, construction on the STEM buildings and the UVM Medical Center new building will have been completed. The route that construction vehicles will take will be similar to these previous projects, from the Jughandle, through a short section of East Avenue, to Carrigan Drive and Beaumont Avenue, into the University campus. This route will not go past any residential neighbors.

Bicycle Parking and Facilities:

- This project will add outdoor bike rack spaces for 64 bicycles, as imbedded inverted U's. These will be near the entries on the north, south and west sides of the HSRF/new addition.
- 12 covered and secure (able to be locked, 2 points of contact), indoor bike parking spaces, located on the two entry floors of the new addition.
- Two showers, within the new addition.

Noise: The research activities taking place within this facility will not generate noise. Construction noise will be contained within the University campus. There will be no blasting.

Lighting: All outdoor lighting will conform to the relevant IESNA standards, the BCDO requirements, and will utilize UVM's standard lighting specs. See photometric plan.

Screening: The loading dock will be screened from the entrance to the building by a decorative wall. Utilities will be screened from view by vegetation and solid fencing.



Imagery ©2019 Google, Map data ©2019 Google 200 ft

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Project Location

DEPARTMENT OF
PLANNING & ZONING

**Department of Permitting and Inspections
Zoning Division**

149 Church 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
Theodore Miles, Zoning Compliance Officer
Charlene Orton, Administrator



TO: Development Review Board
FROM: Mary O'Neil
DATE: October 1, 2019
RE: ZP20-0353CA; 10 University Place

=====

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: ZP20-0353CA
Location: 10 University Place (UVM Campus)
Zone: ICC-UVM **Ward:** IE
Parking District: Shared
Date application accepted: September 23, 2019 (late)
Applicant/ Owner: University of Vermont State Agricultural College
Estimated Construction Cost \$300,000.

Request: construct new 69-space parking lot, between Jeffords East lot and the stand of trees near the jug handle. Includes displacement of 2 spaces in the Jeffords East lot for access, resulting in a net new of 67 parking spaces. Removal of non-functioning wind turbine; associated landscaping and pedestrian connections.



Location of proposed parking lot
Beaumont Avenue on the left; East Avenue on the right; Carrigan Drive to the north/top left.

Background:

- **Zoning Permit 19-0875CA**; adding parking spaces; two service spaces and one handicapped accessible parking space. June 2019.
- **Zoning Permit 19-0816CA**; existing paved sidewalks will be reconstructed as concrete. Bike racks will be added, landscaping improved. Ada accessibility routes will be improved. Associated utility upgrades. May 2019.
- **Zoning Permit 19-0683CA**; gravel pads and lighting for outdoor sculptures. April 2019.
- **Zoning Permit 19-0643CA**; complete northerly portion of the Green Mountain Walkway, and pave new concrete walkway. March 2019.
- **Zoning Permit 13-0718SN**; construct new stone wall and install one new externally illuminated freestanding gateway sign on wall with associated landscaping and lighting. Corner of Main Street and Beaumont Avenue. February 2013.
- **Zoning Permit 15-0706CA**; modifications to Carrigan Drive, widening and improvement of turning points, intersection, creation of turnaround. January 2015.
- **Zoning Permit 16-0095CA**; widening parts of concrete walk at Bailey-Howe/Davis Center quad to facilitate shuttle service detour due to construction activities. Total 2,470 new impervious. July 2015.
- **Zoning Permit 14-1320CA**; reconfiguration of existing parking spaces as part of FAHC inpatient building with associated regrading and landscaping. February 2015.
- **Zoning Permit 14-1320CA**; demolition of Chittenden, Buckham, Willis residential complex with redevelopment plans including associated pedestrian amenities.
- **Zoning Permit 00-422 / COA 097-019**; installation of a granite archway (figt of class of 2000) across the existing walkway behind Pomeroy Hall. No illumination. March 2000.
- **Zoning Permit 93-275 / COA 089-107A**; re-approval of installation of two satellite receiving dishes as required in conditions of approval 11.9.1989. Located southeast of Pomeroy and Converse Halls. Approved December 1992; permit relinquished.

Overview: As a companion to the application for an addition to the Health Sciences and Research Facility (HSRF), UVM proposes construction of a new 69-space parking lot east of the existing Jeffords East lot.

Applicable Regulations: Article 2 (Administrative Mechanisms), Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking).

Recommendation: The association between this application and 149 Beaumont Avenue (ZP20-0203CA) requires success in both reviews. If the DRB approves 149 Beaumont Avenue (including the removal of 121 parking spaces), **Certificate of Appropriateness Approval** is recommended for this application.

I. Findings**Article 2: Administrative Mechanisms**

Section 2.7.8 Withhold Permit

The administrative officer is authorized to deny all zoning permits or certificates of occupancy for any property with an uncorrected zoning violation. The administrative officer is also authorized to deny all zoning permits for any property with an expired zoning permit without a final certificate of occupancy. Instead of withholding or denying a zoning permit, the administrative officer may grant such permit subject to the condition that the uncorrected zoning violation is corrected or the expired zoning permit is closed out with a final certificate of occupancy. Such actions shall take place before the issuance of a final certificate of occupancy on the new permit.

There are a number of open permits for this parcel, which must receive certificates of occupancy prior to issuance of a final CO for this project.

Affirmative finding as conditioned.

Article 3: Applications, Permits, and Project Reviews:

Part 3: Impact Fees

Section 3.3.3 Exemptions and Waivers

3. Land development, which does not result in new building square footage (e.g. parking lots, façade renovations, signs, etc.)

The parking lot is specifically exempt from Impact Fees. Not applicable.

Article 4: Maps & Districts

Section 4.4.4, Institutional District

(a) Purpose

See Sec. 4.5.2 (d) *District Specific Regulations: Institutional Core Campus Overlay, UVM Central Campus ICC-UVM.*

(b) Dimensional Standards & Density

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus ICC-UVM.*

(c) Permitted & Conditional Uses

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus ICC-UVM.*

Sec. 4.5.2 Institutional Core Campus Overlay Districts

(a) Purpose

The Institutional Core Campus Overlay Districts are intended to provide for reasonable future growth for institutions within the core of their respective campuses without further intrusion into surrounding residential neighborhoods. It provides for increased development scale and intensity than would be found in adjacent residential areas and for a variety of uses associated with higher education, health care, and cultural and research centers. The proposed construction of the new parking lot intended to serve the HSRF research addition is consistent with this intent. **Affirmative finding.**

(b) Areas Covered

The proposed construction is located within the *UVM Central Campus ICC-UVM.*

Affirmative finding.

(d) District Specific Regulations: UVM Central Campus ICC-UVM.

1. Transitional Buffer:

- A. *The Transitional Buffer shall include all property within the area as measured from the centerlines of Colchester Avenue, East Avenue, Main Street, and South Prospect Street and extending 150 feet into the ICC-UVM District as delineated on Map 4.5.2-2 UVM/UVMMC ICC Transitional Buffer above.*
- B. *Lot coverage shall not exceed 40% for the aggregate of all land owned by an institution and located within the Transitional Buffer.*
- C. *Unless replaced on site, no housing unit in a residential structure located within the Transitional Buffer shall be demolished or converted to a nonresidential use, except for housing units which are exempt from the provisions of Article 9. Housing Replacement standards of this ordinance shall apply to any such activity.*



The development area is not within the Transitional Buffer of the ICC-UVM overlay. See image, left; faint line shows transitional buffer within ICC-UVM overlay. Parking lot location is center, west of trees. Not applicable.

2. Lot coverage

Maximum lot coverage shall be applied to the aggregate of all lots owned by the institution and located within the ICC - UVM District. Lot coverage shall not exceed 65% except as provided below.

The maximum lot coverage within the ICC -UVM District may be increased by one percent for each one percent that the Transitional Buffer coverage is less than 40%, up to a

maximum of 70%.

As provided in ZP 19-0875CA, parcel coverage was 50.33%. Proposed lot coverage will be 50.50%; beneath the coverage limitation of the district. **Affirmative finding.**

3. Setbacks

Minimum side and rear yard setbacks in the underlying zoning district shall not be applicable within the ICC -UVM District.

Front setbacks shall be fifteen (15') feet measured only along any street defining the Transitional Buffer.

The development area is significantly greater than 15' from any street defining the Transitional Buffer. **Affirmative finding.**

4. Surface Parking

No new outdoor surface parking spaces shall be permitted unless the number of the new outdoor surface parking spaces is offset by a corresponding removal of outdoor surface parking spaces existing as of January 1, 2007, and upon the approval by the DRB.

Sixty-nine (69) surface parking spaces are proposed; with the access from the Jeffords East lot requiring removal of 2 parking spaces, **the net new is 67 spaces.** There is no proposed removal of surface parking spaces in this application; however, the 149 Beaumont Avenue application for an

addition to the HSRF building (simultaneously under review) includes the removal of 121 parking spaces. The applicant has not provided an analysis of how many parking spaces have been removed since January 1, 2007 with a net gain/loss that would allow independent analysis of the required standard, so no other calculation can be made absent the Beaumont Avenue application currently in front of the DRB. Using the Beaumont application as the basis for the addition of new parking spaces would require approval of that application.

Affirmative finding as conditioned.

5. Building Height

Building height shall be measured under the provisions of Art. 5 except that the Measurement Interval method specified in Sec. 5.2.5(a)(3) shall not apply.

For the sole purpose of regulating building height, the ICC-UVM District shall include an ICC-UVM Central Campus Height Overlay as delineated on Map 4.5.2-4. Building height within the ICC-UVM Central Campus Height Overlay shall not exceed 140-feet.

Not applicable.

Map 4.5.2-4 ICC-UVM Central Campus and Height Overlay

For all other areas within the ICC-UVM District, except for ornamental and symbolic architectural features, additions and new construction may be built to a height that does not exceed the lesser of:

- A. The actual height of the tallest existing structure as of January 1, 2008 and located within the core campus district; or,*
- B. The elevation of a plane running parallel to sea level from a point defined by the roof of the tallest structure at the highest elevation within the parcel as depicted as of January 1, 2008.*

Not applicable.

6. Density

In the ICC -UVM District, density restrictions set forth in Article 4, Sec. 4.4.4 shall not apply to dormitories and rooming houses as defined in Chapter 18 of the Burlington Code of Ordinances. The restrictions on the non-residential equivalent set forth in Art. 5, Sec. 5.2.7 (a) 2 shall not apply in the ICC -UVM District.

Not applicable.

7. Uses:

Within the ICC-UVM District, Schools - Post-secondary and Schools -Community Colleges shall be treated as permitted uses.

As an accessory facility for the post-secondary school, the use is permitted. **Affirmative finding.**

Article 5: Citywide General Regulations

Section 5.2.3 Lot Coverage Requirements

See Section 4.5.2.

Section 5.2.4 Buildable Area Calculation

This criterion does not apply to properties in the I zone. **Not applicable.**

Section 5.2.5 Setbacks

See Section 4.5.2.

Section 5.2.6 Building Height Limits

See Section 4.5.2.

Section 5.2.7 Density and Intensity of Development Calculations

See Section 4.5.2.

Section 5.5.1 Nuisance Regulations

Nothing in this proposal appears to trigger the city's nuisance regulations. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

1. Parking Lot Lighting

New outdoor lighting is included in the project design. Illumination levels, max/min ratio and pole height meet the requirements of this section.

Affirmative finding as conditioned.

Section 5.5.3 Stormwater and Erosion Control

As required, plans for erosion prevention and sediment control and for post construction stormwater management have been provided to the city's stormwater program staff. Final review and approval by the city's stormwater program staff is required. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The project site is currently grassy area with some trees. There are no identified important natural features. **Affirmative finding.**

(b) Topographical Alterations:

The application includes installation of some stormwater mitigation features, including a stone lined swale with underdrain and new catch basins. Alterations to the site are under the general review of the Stormwater engineer, whose acceptance will be a condition of approval.

Affirmative finding as conditioned.

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

The application proposes removal of a non-functioning turbine on the site. Nothing within the application will impede the potential use of wind, water, solar, geothermal or other alternative renewable energy resource. **Affirmative finding.**

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

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

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

The applicant has provided EPSC and Stormwater Discharge plan for review by the Stormwater Engineering team.

Comments received 9.25.2019 from the engineering staff:

The Burlington Stormwater Program notes that the current drainage plan for the expanded Health Sciences and Research Facility and the associated Jeffords Parking Lot expansion diverts runoff from new impervious surfaces into the East Campus Pond located adjacent to the UVM Rugby Field. While it is our understanding that the East Campus Pond meets 2017 Vermont Stormwater Standards, it meets these standards as a Tier 3 treatment wet pond system. The State Stormwater Manual has organized stormwater treatment systems into Tier 1, Tier 2, and Tier 3 practices. These practices have been organized by order of design preference, and based upon pollutant removal efficiencies and potential for runoff reduction; with Tier 1 Practices providing the greatest degree of water quality treatment and runoff reduction and Tier 3 Practices providing the minimum required level of water quality treatment and runoff reduction.

Both the City and the University are MS4 entities which own impervious cover within Centennial Brook, a watershed impaired due to stormwater runoff. As such, each MS4 must implement a diverse suite of stormwater management practices in the coming decades to not just mitigate the stormwater runoff from existing impervious surfaces, but also the impervious cover from future growth and expansion. It is the Stormwater Programs hope that the MS4's within Burlington implement as many Tier 1 and Tier 2 practices such as bioretention, infiltration basins/chambers, and filtering systems as possible. Especially when this development takes place in a stormwater impaired watershed.

Their written approval will be a condition of any permit.

Affirmative finding as conditioned.

(h) Building Location and Orientation:

Not applicable.

(i) Vehicular Access:

Vehicular access will be introduced at the existing Jeffords East lot, displacing two of the existing parking spots. Pedestrian access is located on the north end, connecting to the Carrigan Drive walkway. **Affirmative finding.**

(j) Pedestrian Access:

New sidewalks will be introduced at the southwesterly end of the lot (connecting to the Beaumont Avenue sidewalk) and the northerly end (connecting to the Carrigan Drive sidewalk.)

Affirmative finding.

(k) Accessibility for the Handicapped:

No handicap access spaces are identified in the plan; presumably, because they are typically proposed adjacent to a building (like the HSRF addition.) This lot is located some distance from buildings, and therefore not favorable for h/c parking. Not applicable.

(l) Parking and Circulation:

The intent of this application is to provide supporting parking for the HRSF addition. Vehicular circulation will enter from the existing Jeffords East lot. **Affirmative finding.**

(m) Landscaping and Fences:

Significant landscaping, particularly tree planting is proposed around the project site. See Drawing C-1.2. **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 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 place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

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

Stormwater management infrastructure is incorporated into this plan. See comments from the Stormwater program administrator, above. Landscaping; particularly tree planting around the

project site will help screen the surface parking from adjacent roads. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

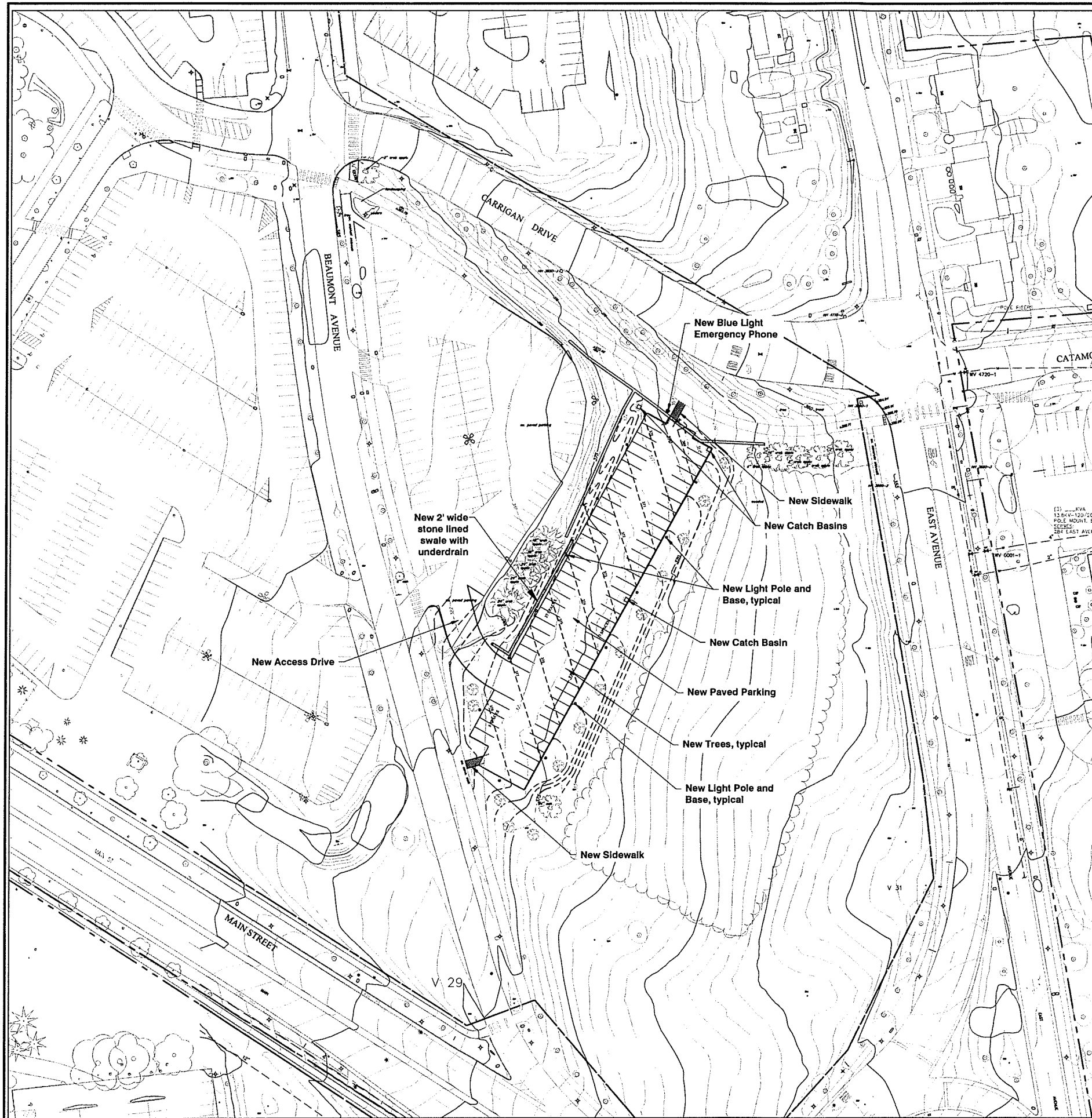
Not applicable.

Article 8: Parking

Parking lots do not incur parking requirements. Not applicable.

II. Conditions of Approval:

1. Under Section Sec. 4.5.2 (d) 4. the addition of new surface parking spaces requires the corresponding removal of surface parking spaces existing as of January 1, 2007. Unless the applicant provides evidence of net loss of parking spaces elsewhere, this application will **require the approval of ZP20-0203CA, 149 Beaumont Avenue** to assure concomitant removal of surface parking spaces (121 in that application) to consider new surface parking.
2. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator.
3. **Prior to the release of the zoning permit**, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator.
4. All new utility lines shall be buried.
5. 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.
6. Standard permit conditions 1-15.



NOTES

1. The Contractor shall be responsible for repairing all disturbed areas back to original condition, including but not limited to curbing, sidewalks, road, parking areas, landscaping, site lighting, electrical, and etc. All asphalt shall be sawcut prior to paving.
2. All stumps, rock, and other non-approved trench backfill material discovered during construction is the exclusive property of the Contractor and shall be removed from UVM property and disposed of in a State approved disposal location. All existing soils reused for fill shall conform to all applicable sections of VTRANS specifications Section 203-Excavation & Embankments. Contractor shall review soil investigation report and soils logs prior to bid. Any soil reused as fill under roads and applicable concrete sidewalks shall pass a subgrade proof roll with a loaded tandem. Fill soils that do not pass a subgrade proof roll shall be removed and replaced at the Contractor's expense.
3. All passing sieve, proctor, and compaction testing expenses shall be paid by Owner. Testing coordination, all other required testing, and expenses for failed tests shall be the Contractor's responsibility.
4. The Contractor shall contact the Burlington Electric Department prior to any work in the vicinity of the existing electric conduits.
5. This project requires coverage under an individual Construction Stormwater Discharge Permit and the City of Burlington Standard Erosion Prevention & Sediment Control Permit. The Contractor shall be the On-site Coordinator for the project and shall be responsible for all required inspections (minimum weekly and after any storm event that produces a discharge), turbidity readings, maintenance, and reporting. The On-Site Plan Coordinator shall be required to provide a turbidity meter for the project. The Contractor shall be responsible for installing, maintaining and removing all erosion and sediment control devices shown on the plans or details and, to the maximum extent practical, to minimize potential contamination of stormwater runoff from the construction activities.
6. Contractor shall be responsible for all "As-built" measurement and drafting requirements as outlined on the Detail Sheets. All trench excavations shall remain open until all as-built survey shots have been taken. Progress Record Drawings shall be submitted to the Engineer as indicated in the Record Drawing specifications.
7. The Contractor shall be responsible for all construction barrier/safety fencing required for the project.
8. Definition of "Preconstruction Excavation" for these contract documents shall be:
The site contractor shall expose utilities and obtain all necessary information, including but not limited to, invert elevation, size, depth, pipe type, joint location, etc. Contractor shall transit survey the location and elevations of the utility. Contractor shall provide the engineer with sketches indicating horizontal and vertical information of pipe or conduit type and size, cross-section information, concrete encasement information (top and bottom elevations, width, etc.), joint location, etc. of each required existing underground utility. Accuracy of horizontal location is within 1 foot, and accuracy of vertical elevation is within 0.02 ft. (1/4"). Coordinate all excavation with City, Owner, and Engineer. Preconstruction excavations shall occur prior to ordering structures and prior to utility construction to facilitate redesign and/or design confirmation.
9. The location of the preconstruction excavation symbols does not necessarily indicate the location of the buried utility. It is the responsibility of the Contractor to find and expose the utility.
10. Contractor shall be responsible for importing topsoil as required to complete the project. Contractor shall test topsoil for approval by the Owner and Engineer. See Soil & Seed Notes (CD-2) and Post Construction Soil Depth and Quality Notes (C-1.2).
11. The Contractor shall be responsible for all signage and fencing necessary to providing safe vehicular and pedestrian access through or around the site during construction.
12. All storm pipes shall be PVC SDR 35 unless otherwise noted.
13. All new catch basins must have one 6" precast concrete grade ring.
14. Temporary groundwater and stormwater by-pass pumping and/or diversion is the responsibility of the Contractor. The Contractor is responsible for providing all necessary pumps and equipment to perform the work. Overnight pumping is not allowed. Effluent shall be pumped to a sediment filter bag downslope from disturbed soil. Additional sediment treatment practices may be required to ensure visibly discolored water does not discharge from the site.
15. All sidewalks shall have 2% maximum cross slope.
16. Removal of all erosion control matting and inlet protection is the responsibility of the Contractor.
17. At the end of the project, clean the sumps of all new and existing catch basins and storm manholes within the project limits.
18. Electrical, lighting and PBX lines are shown for illustrative/coordination purposes only. Refer to Electrical plans and specifications for design.
19. There are existing PBX conduits located in the vicinity of this project. The Contractor shall contact UVM Telecommunications and Network Services (656-3339) prior to any work in the vicinity of the PBX conduit. The Contractor shall carefully excavate around the PBX conduit to prevent damage to the PBX infrastructure. Contractor shall be responsible for placing Owner supplied locator balls over exposed conduits prior to backfilling.

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DEPARTMENT OF PLANNING & ZONING

Legend (See Sheet EX1.0 for existing conditions Legend)

- | | |
|--|-------------------------------------|
| | Proposed blue phone |
| | New light pole and base |
| | Inlet protection around catch basin |
| | Preconstruction Excavation |
| | Finish Grade Spot Grade Elevation |
| | Finish Grade Direction of Flow |

- | | |
|--|--------------------------------------|
| | New Finish Grade Contour |
| | New Gas Line/Valve |
| | New Sewer Line/Manhole |
| | New Sewer Force main |
| | New Storm Line/Manhole/Basin |
| | New Underdrain |
| | New Footing Drain - See Structural |
| | New Roof Drain |
| | New Water Line/Hydrant/Valve/Shutoff |
| | New PBX Line/manhole |
| | New Concrete/Granite Curb |
| | New pavement and subbase |
| | New Concrete Walk |



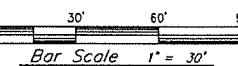
The
UNIVERSITY
of **VERMONT**
UVM

University of Vermont

Physical Plant Department
284 EAST AVENUE
BURLINGTON, VERMONT 05405
Project Manager: Scott Goodwin

CIVIL ENGINEER

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Project:

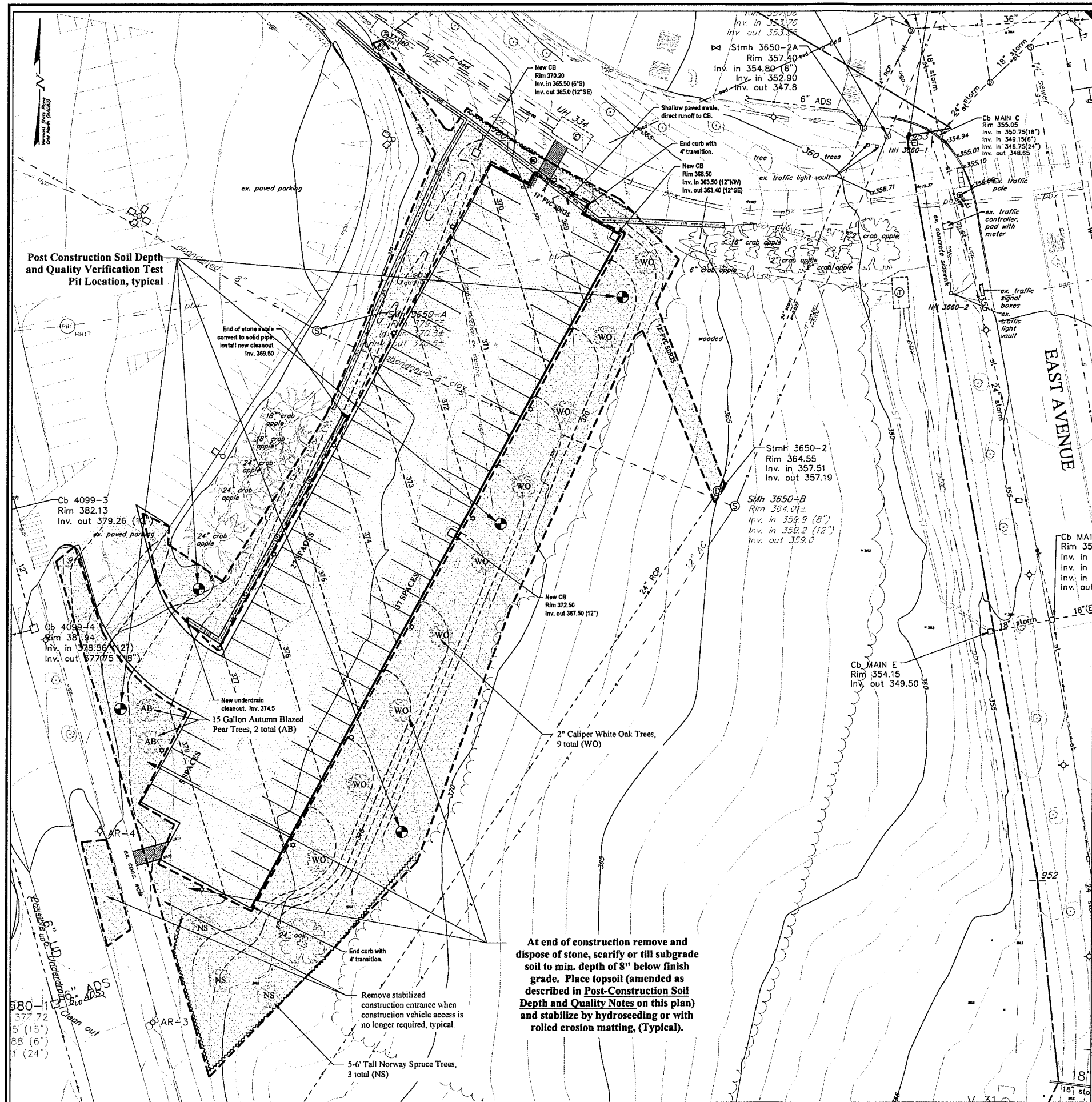
University of Vermont
Jeffords East
Lower Lot

Project No. 19249
Scale 1"=40'
Drawn by DWR
Checked by
Date 8/15/2019

Revisions
No. Date

Drawing Title
Overall Site Plan

Drawing No.
C-1.0



Soils Restoration Legend

- POST-CONSTRUCTION SOIL DEPTH & QUALITY STANDARD VERIFICATION TEST PIT, MINIMUM 9'/ACRE.
- SOILS SUBJECT TO POST-CONSTRUCTION SOIL DEPTH & QUALITY STANDARD.

- SOIL DEPTH AND QUALITY SHALL BE ESTABLISHED TOWARDS THE END OF CONSTRUCTION, AND ONCE ESTABLISHED, BE PROTECTED FROM COMPACTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE POST CONSTRUCTION SOIL DEPTH AND QUALITY.
- VERIFICATION SHALL BE VIA A SAMPLING SCHEME IDENTIFIED ON THIS PLAN THAT INCLUDES NINE, 8" DEEP TEST HOLES PER ACRE OF AREA SUBJECT TO THE STANDARD.
- TEST HOLES SHALL BE EXCAVATED USING ONLY A SHOVEL DRIVEN SOLELY BY THE INSPECTOR'S WEIGHT AND SHALL BE AT LEAST 50 FEET APART FROM EACH OTHER.
- AFTER THE CONTRACTOR'S VERIFICATION OF THE POST CONSTRUCTION SOIL DEPTH AND QUALITY REQUIREMENTS, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A LETTER CONFIRMING CONFORMANCE WITH THE STORMWATER PERMIT STANDARD.

Post-Construction Soil Depth and Quality Notes

Required Elements:

Soil retention: Retain, in an undisturbed state, the duff layer and native topsoil to the maximum extent practicable.

Soil quality: All areas subject to the Standard shall demonstrate the following:

- A topsoil layer with a minimum organic matter content of 4% dry weight in planting beds and turf areas. The topsoil layer shall have a minimum depth of 4 inches, except where tree roots limit the depth of incorporation of amendments needed to meet the criteria.
- Compost and other materials shall be used that meet the following requirements:

- The compost or other materials shall have a carbon to nitrogen ratio below 25:1.

- Compost shall meet the definition of "compost" in the Agency's Solid Waste Management Rules or shall meet the contaminant standards in the Vermont Solid Waste Management Rules 66-1104(p)(6-7), 66-1105(e)(8-9), and 66-1106(e)(7-9). Compost or other organic materials may be amended to meet the foregoing requirements.
- Exceptional Quality biosolids (EQ biosolids) may be used as a soil amendment, at a maximum proportion of 35% of the total soil volume, and shall be well mixed with existing soil before or during application.

- The resulting soil shall be conducive to the type of vegetation to be established.

- The soil quality requirements shall be met by using one or a combination of the following methods:

- Option 1: Leave undisturbed native vegetation and soil, and protect from compaction during construction. Failure to establish and maintain exclusionary controls around these areas during the construction phase may trigger the requirement to restore soils per one of the following options.
- Option 2: Amend existing site topsoil or subsoil in place.

- Scarify or till subsoils to 4 inches of depth or to depth needed to achieve a total depth of 8 inches of uncompacted soil after calculated amount of amendment is added. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;
- Amend soil to meet organic content requirements:

- PRE-APPROVED RATE: Place 1 inch of composted material with an organic matter content between 40 and 65% and rototill into 3 inches of soil, or
- CALCULATED RATE: Place calculated amount of composted material or approved organic material and rototill into depth of soil needed to achieve 4 inches of settled soil at 4% organic content. *Contractor to provide calculation and site sketch indicating areas used for calculations.

- Rake beds to smooth and remove surface rocks larger than 2 inches in diameter; and

- Water or roll to compact soil in turf areas to 85% of maximum dry density.

- Option 3: Remove and stockpile existing topsoil during grading.

- Stockpile soil on site in a designated controlled area, at least 50 feet from surface waters, wetlands, floodplains, or other critical resource areas;

- Scarify or till subgrade to a depth of 4 inches. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;

- Stockpiled topsoil shall also be amended, if needed, to meet the organic content requirements:

- PRE-APPROVED RATE: Compost shall be incorporated with an organic matter content between 40 and 65% into the topsoil at a ratio 1:3, or
- CALCULATED RATE: Incorporate composted material or approved organic material at a calculated rate to achieve 4 inches of settled soil at 4% organic content.*

- Replace stockpiled topsoil prior to planting, screen topsoil, and;

- Rake to level, and remove surface rocks larger than 2 inches in diameter.

- Option 4: Import topsoil mix, or other materials for mixing, including compost, of sufficient organic content and depth.

- Scarify or till subgrade to a depth of 4 inches. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;

- Place 4 inches of imported topsoil mix on surface. The imported topsoil mix shall contain 4% organic matter. Soils used in the mix shall be sand or sandy loam as defined by the USDA; Shop drawing submittal is required. Find USDA sieve for sand and sandy loam.

- Rake beds to smooth and remove surface rocks larger than 2 inches in diameter; and

- Water or roll to compact soil in turf areas to 85% of maximum dry density.

Soil Management:

- Identifies areas on the site subject to the Standard;
- Soil depth and quality shall be established towards the end of construction and once established, protected from compaction, such as from large machinery, vehicle traffic, and from erosion; and
- After soil amendments and placement is complete, and prior to seeding and mulching, Contractor shall perform verification sampling in locations indicated on sampling plan. Verification sampling shall include nine, 8 inch deep (min) test holes per acre of area subject to the standard. Test holes shall be excavated using only a shovel driven solely by inspector's weight and shall be at least 50 feet apart from each other.
 - A dense and vigorous vegetative cover shall be established over turf areas.

NOTE:

- Examine entire tree and remove all nursery tags, rope, string, or surveyors tape to prevent future grading.
- Surrounding soil should not exceed 80% compaction; drainage will be required if compacted soils are present.

- Nylon strap with 3/4" grommets, refer to specifications.
- Fasten wire below point of major branching or to major outside trunk.

- Temporary watering basin.
- Finish grade.

- Break apart edge of excavation of shovel and blend plant mix w/ existing soil to provide transition to undisturbed grade.
- Excavate only to specified planting depth to ensure stable base.

- 3 times the diameter of the root ball.

- 18" dia.

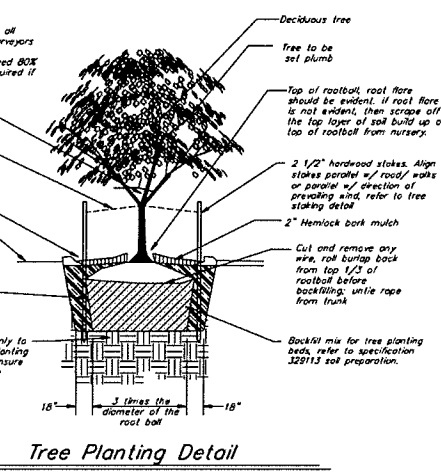
- 18" dia.

- 18" dia.

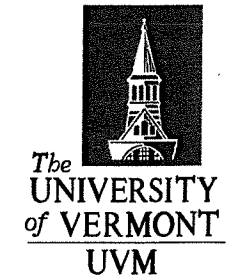
- 18" dia.

- 18" dia.

- 18" dia.



At end of construction remove and dispose of stone, scarify or till subgrade soil to min. depth of 8" below finish grade. Place topsoil (amended as described in Post-Construction Soil Depth and Quality Notes on this plan) and stabilize by hydroseeding or with rolled erosion matting, (Typical).



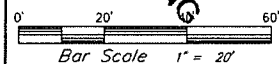
University of Vermont

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Project Manager: Scott Goodwin

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Project:

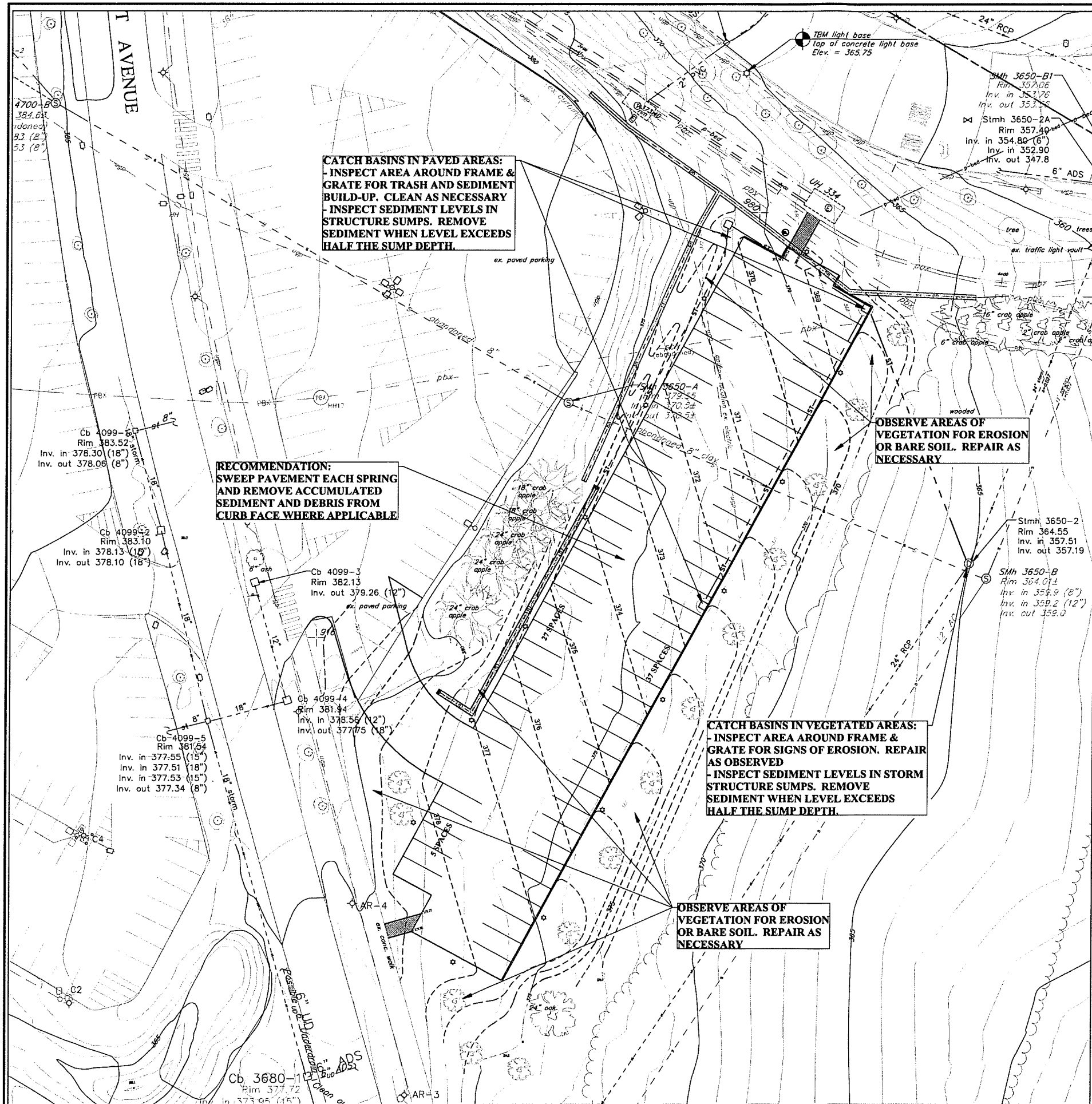
University of Vermont
Jeffords East
Lower Lot

Project No. 19249
Scale 1"=20'
Drawn by DMR
Checked by
Date 8/15/2019

Revisions	No.	Date

Drawing Title
Landscaping and Post
Construction Soil
Restoration Plan

Drawing No.
C-1.2



Stormwater System Maintenance Schedule

1. The stormwater system is comprised of any portion of the site that directs or conveys stormwater.
2. As required by the Stormwater System permit, the site shall be reviewed in the Spring (after snow melt and prior to June 15th) to include catch basins, forebays, micropools, swales, vegetation, pavements, etc. and repairs or cleaning will be performed as necessary.
3. The trash racks for the pond will be inspected bi-annually (once in the spring and once in the fall) to ensure they are clear of debris.
4. In the spring all paved surfaces shall be swept. All collected debris shall be disposed of in an upland area and immediately stabilized or disposed as approved by the Owner.
5. Catch basin sumps shall be cleaned as required.



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

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Drawing Title

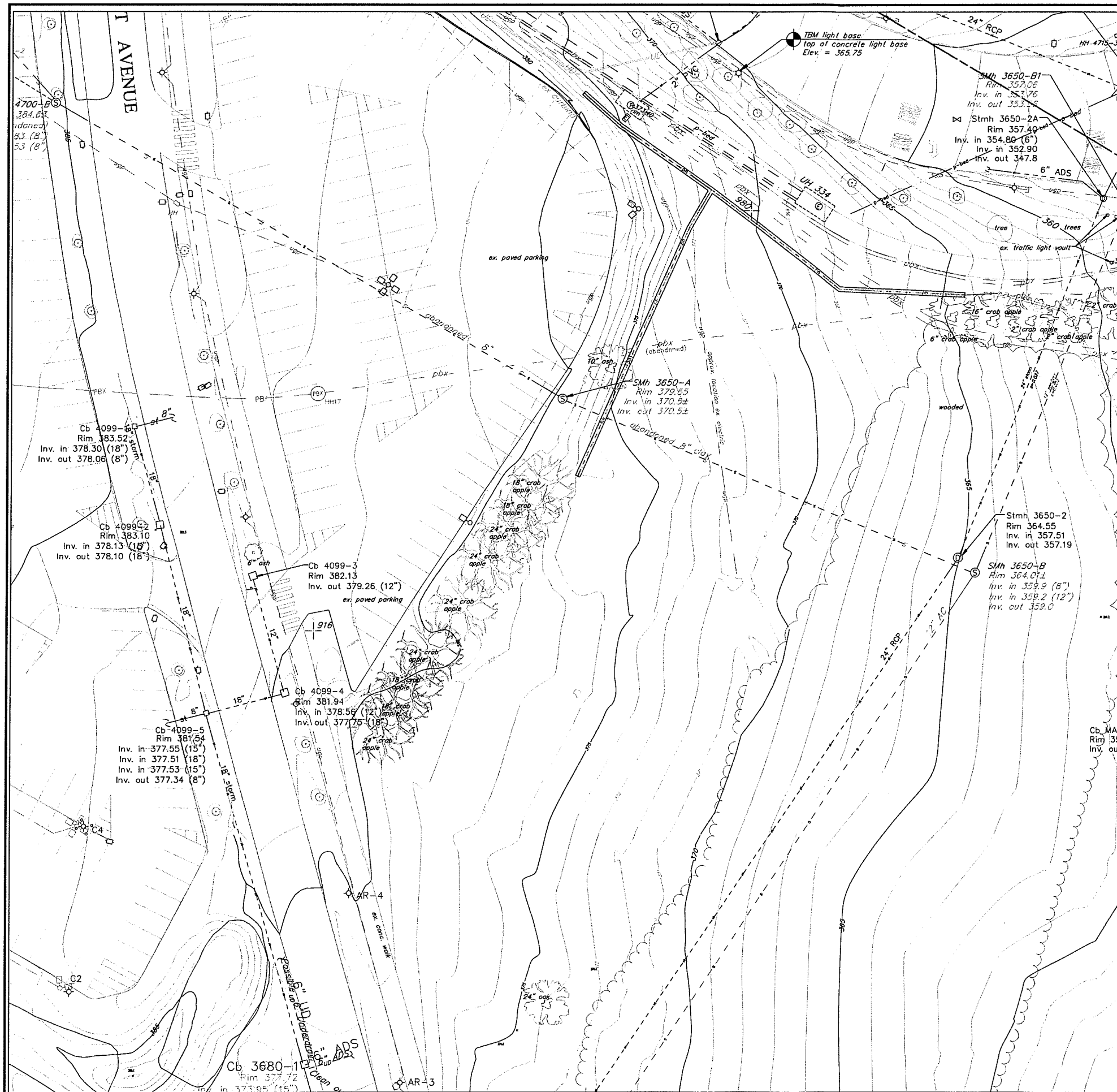
Post Construction
Stormwater Maintenance
Plan

Drawing No.

C-1.3

Legend (See Sheet EX1.0 for existing conditions Legend)

	Proposed blue phone
	New light pole and base
	Inlet protection around catch basin
	Preconstruction Excavation
	Finish Grade Spot Grade Elevation
	Finish Grade Direction of Flow
	New Finish Grade Contour
	New Gas Line/Valve
	New Sewer Line/Manhole
	New Sewer Foremain
	New Storm Line/Manhole/Basin
	New Underdrain
	New Footing Drain - See Structural
	New Roof Drain
	New Water Line/Hydrant/Valve/Shutoff
	New PBX Line/manhole
	New Concrete/Granite Curb
	New pavement and subbase
	New Concrete Walk



Legend

- Power pole
- Survey Control Point
- Existing light pole
- Existing grade spot elevation
- New finish grade spot elevation
- Sign
- Existing evergreen tree
- Preconstruction excavation
- Existing tree line
- Existing sewer line/manhole
- Existing buried UVM telecom
- Existing underground electric conduit
- Existing overhead power
- Existing buried natural gas
- Existing water line/GV
- Existing storm line/CB/storm manhole
- New storm line
- New underdrain storm line
- New stone-lined swale with underdrain storm pipe
- Approx. property line
- Existing contour
- Temporary silt fence
- Tree protection barrier fence
- New Pavement


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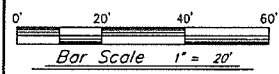
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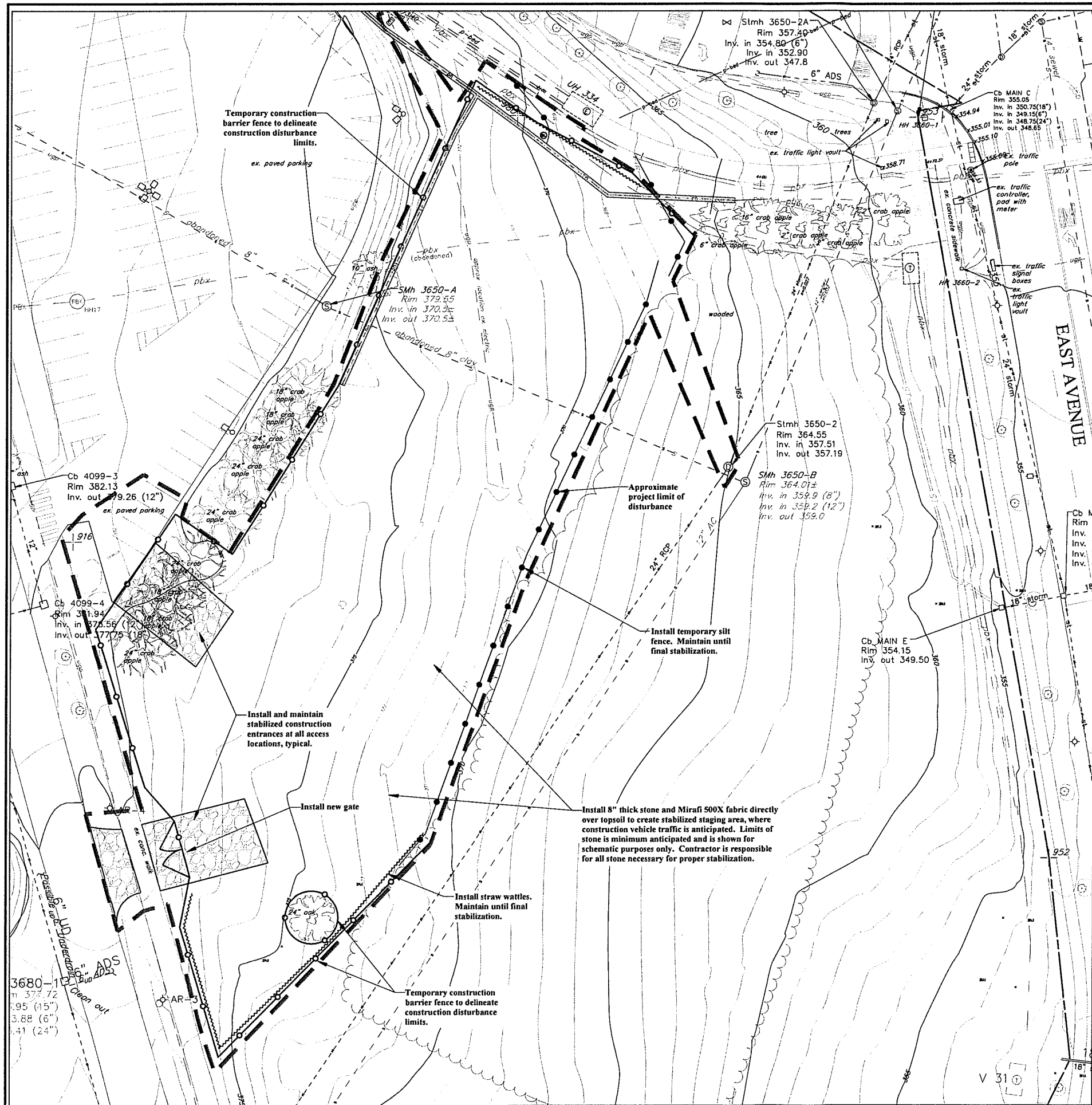
Project No. 19242
Scale 1"=20'
Drawn by DMR
Checked by
Date 8/15/2019

Revisions

No.	Date

Drawing Title
Existing Conditions

Drawing No.
C-2.0



Erosion Prevention and Sediment Control Notes

- Contractor shall be responsible for complying with all State and Local erosion prevention and sediment control standards and permit requirements during construction. Both the City and State Erosion Prevention & Sediment Control Permits shall be posted near the construction entrance, or in a location visible to the public.
- This project is subject to the permit conditions for an Individual Construction Stormwater Permit. The Contractor shall be the On-Site Coordinator for the project and shall be responsible for all required inspections (minimum weekly and after any storm event that produces a discharge), turbidity readings, maintenance, and reporting. The On-Site Plan Coordinator shall be required to provide a turbidity meter for the project. Refer to the permit for inspection and maintenance requirements.
- The limit of disturbance shall be clearly defined by Contractor's surveyor prior to clearing. Clearing and grubbing shall not begin until disturbance limits and sediment controls are in place. All roots, stumps and deleterious materials shall be removed from the site. The Contractor shall minimize the amount of disturbed land at any given time.
- The erosion prevention and sediment control practices shown on these plans are the minimum required for the project. The Contractor shall employ and maintain as many best management practices as necessary to prevent soil from leaving the construction site. If evidence is found of sediment tracking or eroded soil leaving the construction site, the Engineer may direct Site Contractor to implement additional best management practices at no additional cost to Owner.
- All areas of disturbance shall be permanently or temporarily stabilized as soon as possible and within 48 hours of final grading. All areas of disturbance shall be at least temporarily stabilized daily during winter construction unless the following exceptions apply.
 - Stabilization is not required if earthwork is to continue in the area in the next 24 hours and there is no precipitation forecast in the next 24 hours.
 - Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 ft. or greater (e.g. house foundation excavation, utility trenches). Stabilization measures shall include mulch and netting, erosion control matting, crushed stone, gravel, or pavement.
- Unless specifically indicated on the plans acceptable methods of stabilization shall include:
 - Straw Mulching - 2 tons per acre. Only STRAW mulch is allowed. Approximately 2" uniform thickness. Only allowed on relatively flat areas with minimum upslope watershed. Mulch must be properly secured with netting to prevent material from being blown away by wind (windthrow).
 - Hydroseeding* - Applied at the manufacturer's recommended application rate. Contractor shall provide evidence of proper application rate. Hydroseeding must be accompanied by erosion control matting in areas of concentrated flow.
 - Erosion control matting - S75BN matting must be applied to all slopes 3:1 (H:V) or greater (unless otherwise indicated).
 - Crushed stone or crushed gravel - Typically used for temporary access roads and construction staging areas.
- The Contractor shall use water for dust control.
- The Contractor shall provide inlet protection around all catch basins (existing or new) that collect construction site stormwater runoff. At a minimum, MarshMat, or approved equal, coir inlet filters shall be installed over all catch basin grates. Additional inlet control shall be installed as identified on the plans or as warranted during construction. Inlet protection must be maintained until final stabilization has been reached.
- A stabilized construction entrance (See Detail) shall be installed and maintained at all construction access locations if construction vehicles travel off the existing hardscape. Contractor shall be responsible for installing crushed stone to provide stable areas for construction vehicle traffic, staging, and storage. The Contractor is responsible for providing and maintaining sufficient stone to prevent rutting and sediment tracking.
- Any paved roads used by construction vehicles shall be swept daily, or at a greater frequency, if dirt or gravel is tracked from the site. The swept debris shall be immediately removed from face of curb if applicable.
- All temporary erosion and sediment control measures shall be removed within 30 days after final stabilization or after the measures are no longer needed, unless otherwise authorized.
- All sediment removed from sediment control practices shall be placed in an approved soil disposal area.
- All areas that do not have established vegetation by October 15th must be stabilized in accordance with the Winter Stabilization requirements outlined in the Low Risk Site Handbook. See Details.
- After permanent seeding the Contractor shall be responsible for watering to ensure adequate vegetative growth. Weed growth is not considered acceptable vegetative growth.
- The location of temporary construction fencing and the temporary access shown on the plan are for schematic purposes only. The Contractor shall be responsible for providing all necessary temporary construction fencing, temporary roads, staging areas, etc., necessary to complete the work.
- Water from dewatering activities that flows off site must be clear. Turbid, or visibly discolored water must not be pumped into storm sewers.
- Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
- Contractor shall call Jenna Olson at 540-1748 or email (jolson@burlingtonvt.gov) at least 24 hours prior to initiating earth disturbance and submit name, cell phone number, and email contact information of the erosion control coordinator for the project.

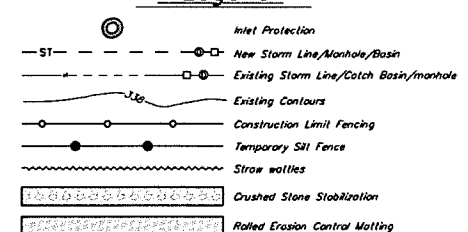
Schedule of Construction Activities

PRECONSTRUCTION - Spring 2020

The sequence of activities indicated below has been provided based on approximate starting dates. The schedule of construction activities is approximate and may be subject to change due to unpredictable factors that may shift the construction schedule.

- Mobile and install temporary construction fence
- Construct staging areas, stabilized construction entrances, perimeter sediment control practices, dewatering sediment trap, and other BMPs indicated on this plan.

Legend



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Project No. 19249

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Date 7/24/2019

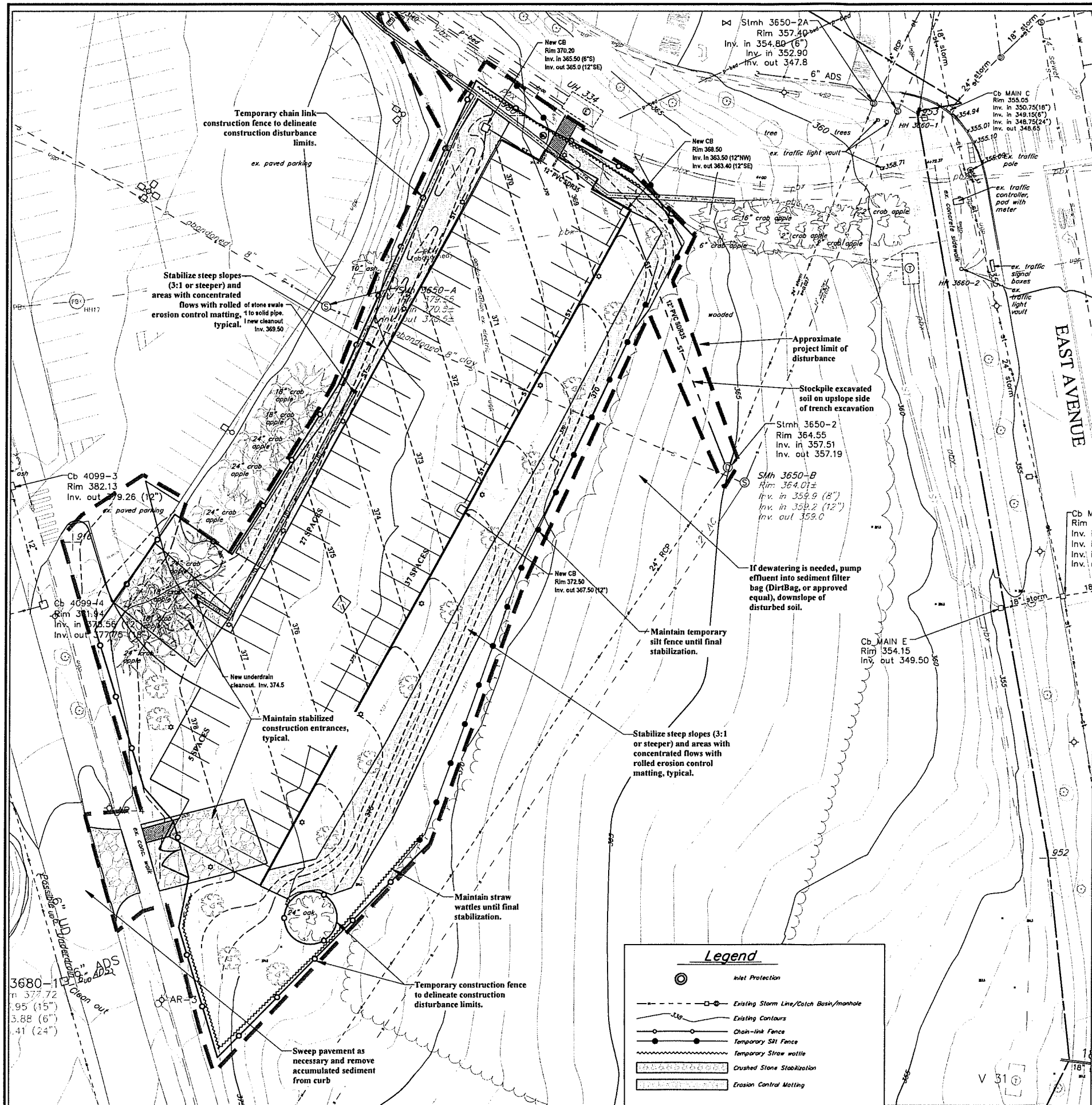
Revisions
No. Date

Drawing Title

Erosion Prevention &
Sediment Control Plan
Preconstruction

Drawing No.

C-4.0



Soils Restoration Legend

POST-CONSTRUCTION SOIL DEPTH & QUALITY STANDARD
VERIFICATION TEST PIT, MINIMUM 9'/ACRE.

SOILS SUBJECT TO POST-CONSTRUCTION SOIL DEPTH & QUALITY STANDARD.

- SOIL DEPTH AND QUALITY SHALL BE ESTABLISHED TOWARDS THE END OF CONSTRUCTION, AND ONCE ESTABLISHED, BE PROTECTED FROM COMPACTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE POST CONSTRUCTION SOIL DEPTH AND QUALITY.
- VERIFICATION SHALL BE VIA A SAMPLING SCHEME IDENTIFIED ON THIS PLAN THAT INCLUDES NINE, 6" DEEP TEST HOLES PER ACRE OF AREA SUBJECT TO THE STANDARD.
- TEST HOLES SHALL BE EXCAVATED USING ONLY A SHOVEL DRIVEN SOLELY BY THE INSPECTOR'S WEIGHT AND SHALL BE AT LEAST 50 FEET APART FROM EACH OTHER.
- AFTER THE CONTRACTOR'S VERIFICATION OF THE POST CONSTRUCTION SOIL DEPTH AND QUALITY REQUIREMENTS, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A LETTER CONFIRMING CONFORMANCE WITH THE STORMWATER PERMIT STANDARD.

Post-Construction Soil Depth and Quality Notes

Required Elements:
Soil retention: Retain, in an undisturbed state, the duff layer and native topsoil to the maximum extent practicable.
Soil quality: All areas subject to the Standard shall demonstrate the following:

- A topsoil layer with a minimum organic matter content of 4% dry weight in planting beds and turf areas. The topsoil layer shall have a minimum depth of 4 inches, except where tree roots limit the depth of incorporation of amendments needed to meet the criteria.
- Compost and other materials shall be used that meet the following requirements:
 - The compost or other materials shall have a carbon to nitrogen ratio below 25:1.
 - Compost shall meet the definition of "compost" in the Agency's Solid Waste Management Rules or shall meet the contaminant standards in the Vermont Solid Waste Management Rules 66-1104(p)(6-7), 66-1105(e)(8-9), and 66-1106(c)(7-9). Compost or other organic materials may be amended to meet the foregoing requirements.
 - Exceptional Quality biosolids (EQ biosolids) may be used as a soil amendment, at a maximum proportion of 35% of the total soil volume, and shall be well mixed with existing soil before or during application.
- The resulting soil shall be conducive to the type of vegetation to be established.
- The soil quality requirements shall be met by using one or a combination of the following methods:
 - Option 1: Leave undisturbed native vegetation and soil, and protect from compaction during construction. Failure to establish and maintain exclusionary controls around these areas during the construction phase may trigger the requirement to restore soils per one of the following options.
 - Option 2: Amend existing site topsoil or subsoil in place.
 - Scarify or till subsoils to 4 inches of depth or to depth needed to achieve a total depth of 8 inches of uncompacted soil after calculated amount of amendment is added. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;
 - Amend soil to meet organic content requirements:
 - PRE-APPROVED RATE: Place 1 inch of composted material with an organic matter content between 40 and 65% and rototill into 3 inches of soil, or
 - CALCULATED RATE: Place calculated amount of composted material or approved organic material and rototill into depth of soil needed to achieve 4 inches of settled soil at 4% organic content. *Contractor to provide calculation and site sketch indicating areas used for calculations.
 - Rake beds to smooth and remove surface rocks larger than 2 inches in diameter; and
 - Water or roll to compact soil in turf areas to 85% of maximum dry density.
 - Option 3: Remove and stockpile existing topsoil during grading.
 - Stockpile soil on site in a designated controlled area, at least 50 feet from surface waters, wetlands, floodplains, or other critical resource areas;
 - Scarify or till subgrade to a depth of 4 inches. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;
 - Stockpiled topsoil shall also be amended, if needed, to meet the organic content requirements:
 - PRE-APPROVED RATE: Compost shall be incorporated with an organic matter content between 40 and 65% into the topsoil at a ratio 1:3, or
 - CALCULATED RATE: Incorporate composted material or approved organic material at a calculated rate to achieve 4 inches of settled soil at 4% organic content;
 - Replace stockpiled topsoil prior to planting, screen topsoil, and;
 - Rake to level, and remove surface rocks larger than 2 inches in diameter.
 - Option 4: Import topsoil mix, or other materials for mixing, including compost, of sufficient organic content and depth.
 - Scarify or till subgrade to a depth of 4 inches. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;
 - Place 4 inches of imported topsoil mix on surface. The imported topsoil mix shall contain 4% organic matter. Soils used in the mix shall be sand or sandy loam as defined by the USDA; Shop drawing submittal is required. Find USDA sieve for sand and sandy loam.
 - Rake beds to smooth and remove surface rocks larger than 2 inches in diameter; and
 - Water or roll to compact soil in turf areas to 85% of maximum dry density.

Soil Management:

- Identifies areas on the site subject to the Standard;
- Soil depth and quality shall be established towards the end of construction and once established, protected from compaction, such as from large machinery, vehicle traffic, and from erosion; and
- After soil amendments and placement is complete, and prior to seeding and mulching, Contractor shall perform verification sampling in locations indicated on sampling plan. Verification sampling shall include nine, 8 inch deep (min) test holes per acre of area subject to the standard. Test holes shall be excavated using only a shovel driven solely by inspector's weight and shall be at least 50 feet apart from each other.
 - A dense and vigorous vegetative cover shall be established over turf areas.

Erosion Prevention & Sediment Control Notes

- Refer to plan sheet C-4.0 for Erosion Prevention and Sediment Control Notes.
- For utility trench work outside the limits of the primary construction site or in areas where silt fence is impractical, excavated soil shall be either stockpiled on the uphill side of the trench, removed from site, or moved to a properly protected temporary stockpile location.
- All areas that are relying on vegetation as winter stabilization must be seeded and mulched by September 15th. After September 15th, all areas must be stabilized by temporary measures. If hydroseeding after September 15th Flexterra High Performance Flexible Growth Medium, or approved equal, must be used in the mulch application for winter stabilization.
- All disturbed areas not involved in Winter Construction shall be at least temporarily stabilized by October 15. Work after October 15th requires an amendment to this permit. A permit application must be submitted before September 1st.
- Contractor is responsible for all construction fencing around project limits.
- If inlet protection around a catch basin is impractical due to the potential for sediment discharge from construction activities, the Contractor may place an impermeable cover over the frame and grate, with permission from the Engineer.

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

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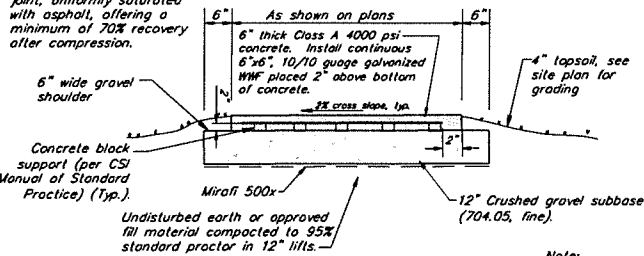
Revisions
No. Date

Drawing Title
Erosion Prevention &
Sediment Control Plan
Summer 2020

Drawing No.
C-4.1

All concrete used in the construction of concrete sidewalk shall be air entrained and made with Portland cement. The concrete shall meet section 541 of the State of Vermont Standard Specification for Construction for Class A concrete and have 28 day compressive strength of 4,000 psi.

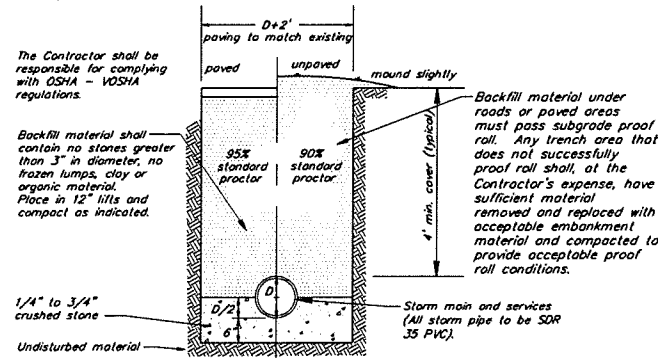
Joint filler shall be resilient non-extruding cellular fiber joint, uniformly saturated with asphalt, offering a minimum of 70% recovery after compression.



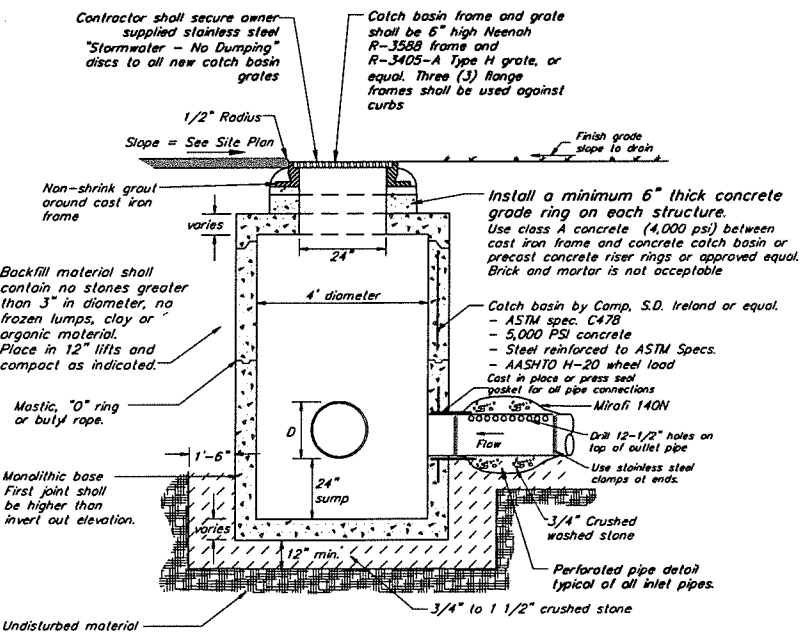
New Concrete Sidewalk Detail
(For Concrete Walks 6 ft. Wide or Less)
N.T.S.

PVC SDR 35 pipe shall not be installed when the temperature drops below 32° F or goes above 100° F unless prior approval is obtained from the Engineer. Extra care is required when handling PVC pipe during cold weather. PVC pipe shall not be stored outside and exposed to prolonged periods of sunlight as pipe discoloration and reduction in pipe impact strength will occur. If PVC pipe is to be stored on site for 1 month or longer it shall be covered with canvas or other opaque material.

All new storm pipe extending from structures shall be laid with a pipe laser to elevation and slope as shown on the plans.



Typical Storm Trench Detail
N.T.S.

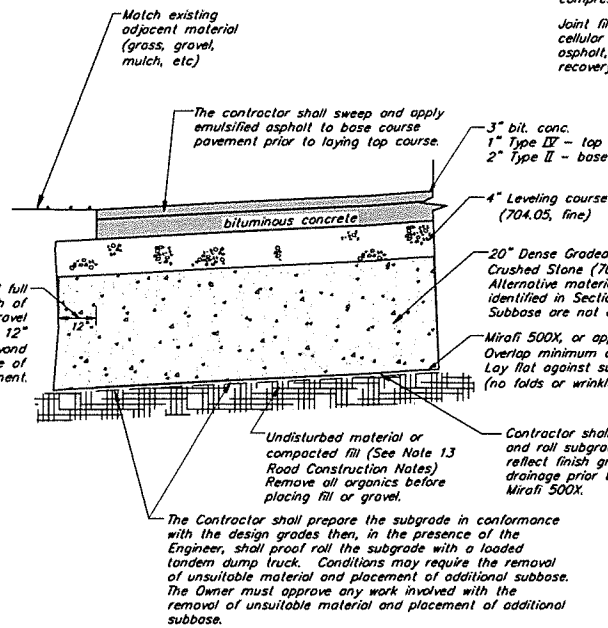


Typical Catch Basin Inlet
N.T.S.

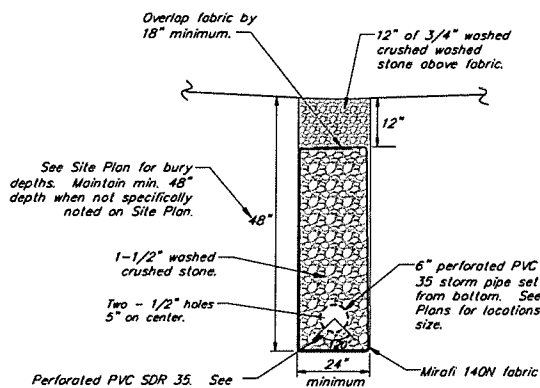
Concrete Notes

- Broom finish concrete
- Construction joints shall be spaced max. 24' in all directions. See Concrete Construction Joint Detail.
- Score control joints 1-1/2" depth at intervals equal to width of sidewalk. All joints shall be tool finished.
- Apply 2 coats of Everclear VOX cure/seal compound to all concrete surfaces, per the manufacturer's specifications.
- Concrete construction and curing shall conform to section 618.03 of the current VDOT Standard Specifications for Construction

Note: Owner or Contractor is not allowed to place deicing materials on newly poured concrete sidewalk for a period of 6 months.



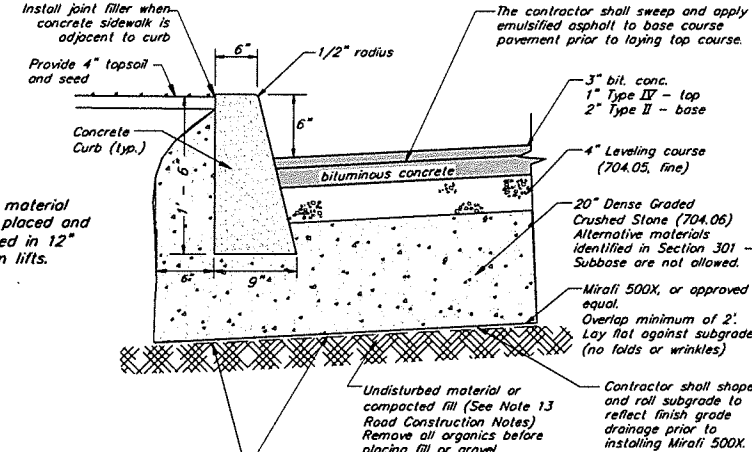
Without Concrete Curb
N.T.S.



Stone-lined Swale with Underdrain Detail
N.T.S.

All concrete used in the construction of concrete curb shall be air entrained and made with Portland cement. The concrete shall meet section 541 of the State of Vermont Standard Specification for Class A concrete and have 28 day compressive strength of 4,000 psi.

Joint filler shall be resilient non-extruding cellular fiber joint, uniformly saturated with asphalt, offering a minimum of 70% recovery after compression.



With Concrete Curb

Typical Road Cross Section Detail
N.T.S.

Shop Drawings and "or equals"

1. If the details specify a specific product, and the Contractor is not proposing a substitute, the Contractor shall not submit shop drawings for that product (ex. Mirafi 140N).
2. If the details for this project specify Mirafi 140N, then the following are approved equals and the Contractor shall not submit shop drawings for that product.
SKAPS GT 142 WinFab 450 Carthage Mills FX-45HS ADS D45T
3. If the details for this project specify Mirafi 500X, then the following are approved equal and the Contractor shall not submit shop drawings for that product.
SKAPS W200 Geotex 200ST WinFab 200W ADS 200W

Road Construction Notes

1. New road shall be constructed to the line and grade shown on the drawings. The road and utility locations shall be as typically detailed unless otherwise shown.
2. All road and parking construction shall be completed in accordance with the Vermont Agency of Transportation "Standard Specifications for Construction" 2011, hereafter called Vermont Highway Specifications, specifications found on these plans, and project specifications. In case of conflict, the more stringent specification shall apply as determined by the Engineer.
3. The Contractor shall follow Vermont Highway Specifications (2011) Section 203.11 for placing and spreading embankments.
4. Fill material for road embankment shall meet Note #13 below and be approved by the Engineer. Fill shall be placed in 12" lifts, wetted and compacted with satisfactory compaction equipment to 95% of maximum density (Standard Proctor).
5. Road in fill sections shall be placed and compacted a minimum of 3 feet above top of any utility to be installed before trench is excavated for pipe placement. In trenches and cut sections, the Contractor shall provide all necessary sheeting, shoring and bracing to maintain compliance with all OSHA/VOSH regulations.
6. Methods for construction of subgrade shall conform to Vermont Highway Specifications (2011) 203.12 or as determined by the Engineer.
7. Any subgrade or subbase disturbed by Contractor, or rendered unsuitable by construction machinery, shall be removed and replaced with approved granular backfill at the Contractor's expense. The subgrade shall be compacted to obtain at least 95% of the maximum density (Standard Proctor) before placing road or embankment materials.
8. The Owner will pay for on site soils testing (compaction, sieve, and proctor). The Contractor shall pay for failing tests. The Contractor is fully responsible for coordinating all testing/inspections. Contractor shall provide minimum 24 hour notice to testing agency prior to placement of any item to be tested.
9. Sand borrow and cushion shall conform to Vermont Highway Specifications (2011) 703.03. Granular borrow shall conform to the Vermont Highway Specifications 703.04.
10. Gravel subbase for pavement shall conform to Vermont Highway Specifications (2011) 704.05, coarse. Substitute materials identified in VDOT Specifications Section 301 - Subbase are not allowed.
11. Leveling course shall conform to Vermont Highway Specifications (2011) 704.05, fine grading. Shoulders shall conform to Section 704.12, Aggregate for Shoulders.
12. Bituminous concrete pavement shall conform to Vermont Highway Specifications (2011) Section 404 and 406. Binder course shall be Type I + II, all other finish wearing course shall be Type III, IV, or as detailed.
13. Embankment fill for all impervious areas, EXCLUDING BUILDINGS, shall be a sieve specification as follows:

Sieve	% Finer
4"	100
2"	85-100
#4	60-100
#200	30 maximum
14. Dense graded crushed stone, crushed gravel and sand borrow shall not be contaminated by work. Construction traffic shall not travel over exposed areas of this material.
15. Contractor is responsible for all pavement markings (ie. parking striping, handicap markings, stop bars, etc.) shown or implied on the Plans. Refer to pavement marking requirements on C-5.2.



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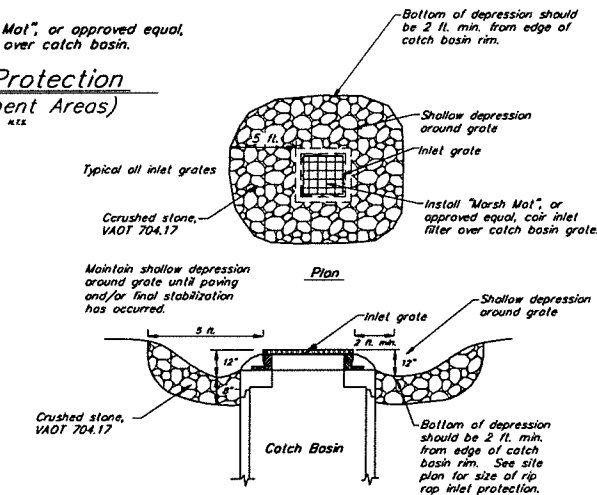
Date 8/15/2019

Revisions

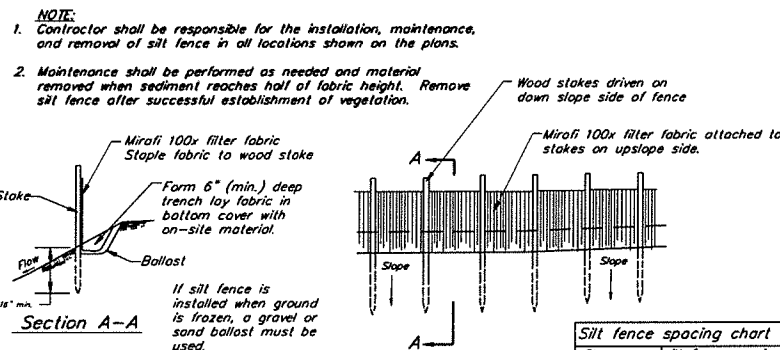
No. Date

Secure "Marsh Mat", or approved equal, coir inlet filter over catch basin.

Inlet Protection (Pavement Areas)

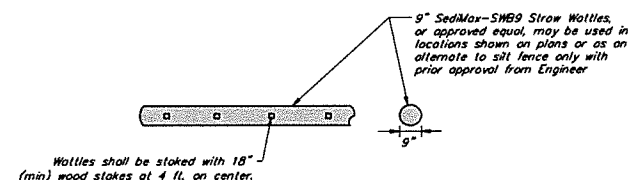


Stone Lined Sump Inlet Protection



Typical Temporary Silt Fence

- NOTE:**
- Contractor shall be responsible for the installation, maintenance, and removal of straw wattles in all locations shown on the plans.
 - Maintenance shall be performed as needed and material removed when sediment reaches half of product height. Remove wattle after successful establishment of vegetation.



Typical Straw Wattle Sediment Control

North American Green S75BN

Material Content

Straw	100% (.50 lbs./sq.yd.) (.27 kg/m2)
Netting	Leno woven, 100% biodegradable jute fiber
Weight	approximately 1.64 lbs./1000 s.f.
Thread	Biodegradable
Installed as per manufacturer's specifications.	

Material Specifications

Erosion control blanket shall be a machine-produced mat of 100% agricultural straw.

The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with natural fiber netting having an approximate 1/2" X 1/2" mesh and be sewn together with biodegradable thread.

Straw erosion control blanket shall be S75BN as manufactured by North American Green, Inc. (612-867-6632) or equivalent. Erosion control blanket shall have the following properties:

Erosion Control Matting

Soil and Seeding Notes

- Topsoil shall have a minimum 5" depth except where additional depth is specified on the Landscape plan. Topsoil shall be natural, fertile, friable soil representative of local productive soil and free of clay lumps, stones, subsoil or other foreign matter larger than 1/2 inch diameter, not frozen or muddy. Acidity pH shall range from 5.5 to 7 and shall contain 4% organic material as a minimum. Samples of topsoil are to be given to UVM Physical Plant's Ground Manager for inspection before approval. All testing costs will be paid by Contractor.
- The Contractor shall have a soil analysis performed on the topsoil (UVM soil testing lab 656-3030). The results of soil analysis shall be provided to the UVM Physical Plant Grounds Manager for approval. The soil analysis must state:
 - Percentages of organic matter, inorganic matter (silt, clay, and sand), deleterious materials, and pH levels.
 - Sieve analysis and mineral and plant nutrient content of topsoil.
 - Test for herbicide contamination and provide report certifying that no herbicides are present.
 - State quantities of nitrogen, phosphorous, and potash nutrients and any limestone, aluminum sulfate, or other soil amendments to be added to produce satisfactory topsoil.
 - Topsoil shall meet the following gradation:

Sieve Sizes:	Percentage Passing:
1 inch	100%
1/2 inch	95-100%
No. 4	75-100%
No. 10	60-100%
No. 200	10-60%
- Commercial fertilizer shall be a complete plant food containing nitrogen (50% organic) phosphoric acid and potash. Soil tests will indicate composition required.
- Hydro seeding and facier is the required practice for turf establishment. Specifications are:

Seed: UVM #1 mix using 6 lbs per 1,000 square feet.
71.46% Min. Futura 3000 PER RYE GRASS Germ: 90%
14.81% Min. Dynasty TALL FESCUE Germ: 90%
9.74% Min. CREEPING RED FESCUE Germ: 90%
2.32% Max. CROP
1.61% Max. INERT
0.06% Max. WEED

Hydroseed Additives:
Fertilizer: 19-19-19 75 lbs per 1,000 gallons of water
Lime: 100 lbs. per 1,000 gallons of water
Mulch: 300 lbs. per 1,000 gallons of water.
Facier: 5 lbs. per 1,000 gallons of water.

Manufacturer's tag shall be given to Physical Plant's Ground Manager prior to seeding for approval.

Contractor shall provide evidence of proper application rate for both seed and hydromulch.

- Areas having soil compaction as a result of construction shall be ~~compacted~~ prior to seeding.
- If hand seeding, only straw mulch is to be used and secured by netting either organic or inorganic. If netting is used, it must be removed before the first mowing.
- Starter fertilizer shall be applied at the manufacturer's suggested rate at the time of seeding. Fertilizer application will not be allowed in sensitive areas and adjacent to drainage ways as determined by the Engineer.
- Watering is to be done by the Contractor and is to last for the duration of the warranty period to maintain proper growth. UVM will supply the water, but all apparatus necessary to apply the water must be furnished by the Contractor (i.e. hoses, sprinklers, etc.).
- Staking of all topsoil and seeded areas to control foot traffic will be required. Contractor will be responsible for maintaining temporary barricades and repairing any damaged areas until vegetation is fully established. Unless otherwise specified, acceptable staking materials will be grade stakes and twine or string with flagging attached for visibility.
- A guarantee of grass establishment through the first mowing is required. Any sparse or bare areas larger than 1 sq. ft. are to be redone. Weeds, crab grass, dandelions, clover, and other non-grass species are not acceptable for grass establishment and shall be repaired.
- The Contractor is responsible for the first mowing. After the first mowing and prior to the University taking responsibility for the lawn areas the Contractor and the Grounds Manager shall meet to inspect the vegetation establishment.
- Contractor is responsible for all topsoil to complete the project as shown. If existing volume of topsoil is inadequate, the Contractor shall purchase offsite approved topsoil as necessary.

Tree Protection & Landscape Clearing

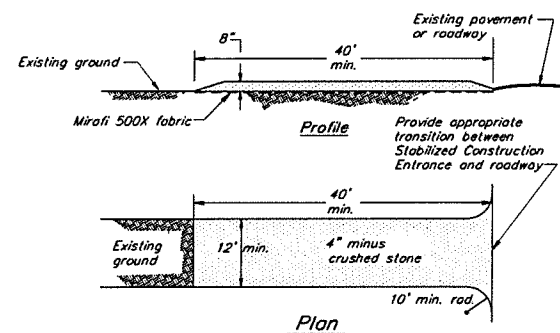
- All renovation and new construction must address tree protection and selective clearing. Since the University of Vermont has many memorial plantings, the protection of these specimens must be planned for and documented. The procedures shall be discussed, diagrammed, and implemented by the appropriate committee. The Physical Plant's Ground Manager shall have final say on a program's acceptance.
- Prior to any construction activity the General Contractor shall meet with the Grounds Manager to review the staging and protection plan for the adjacent landscaping.
- Damage caused to specimens due to contractor negligence shall be replaced at the cost of the contractor. Damage shall be reported to the Grounds Office immediately after event @ (802) 656-3866. Replacement value and condition of each specimen is to be determined by the Physical Plant's Grounds Manager.
- All trees within the designated construction zone shall be protected by no less than 4' high chain-link fencing at the drip line completely encompassing the tree. No storage of building materials shall be allowed within tree protection fencing.
- All trees within 30' of the construction zone shall be protected by no less than 4' high plastic fencing at the drip line.
- If equipment is allowed by the Grounds Manager to pass over a tree's root zone, then a minimum of 8" of wood chips shall be laid and maintained by the contractor.
- If tree pruning is necessary, the Contractor shall contact the Grounds Manager (802-656-3866) to perform the necessary pruning.
- During excavation, if root impact is unavoidable and therefore approved by the Grounds Manager, any root system encountered which is 1" in diameter or larger will be pruned by authorized personnel only. ANA standards for root pruning shall be followed.
- Where an existing tree meets new landscaping, grade topsoil at a depth of 6" (six inches) from the drip line to 0" (zero inches) at the base of the tree.

Construction Notes

- The methods and materials of construction shall conform to the latest standards of the City of Burlington and the State of Vermont. All work shall be in conformance with all permits and approvals issued for the project. In case of conflict, the more stringent specification shall apply as directed by Engineer. All work shall be done in a workmanlike manner and completed in the time specified by Owner.
- The Contractor shall be responsible for all work and materials shown and required to make the job complete. These drawings do not show every fitting or appurtenance. Materials shall be as specified on the drawings. Manufacturer's product specifications shall be submitted for all materials to the Engineer for approval prior to installation.
- The location and size of existing underground utilities is not warranted to be exact or complete. The Contractor shall field locate all utilities and shall contact the affected utility company, the Engineer and the City of Burlington prior to making any hook ups. The Contractor shall be solely responsible for all existing utilities and their uninterrupted services. All off-site backfill, sheeting and shoring, dewatering, clearing and grubbing, erosion control, dust control, traffic control, grading, and all incidents shall be included as part of the required work.
- Repair of all disturbed areas, grading, seeding, mulching, repair of roads and curbs, paving, and other incidents are included as part of the required work. All disturbed areas shall be loamed and mulched until permanent ground cover is established.
- The Contractor shall verify all horizontal control and temporary bench marks before use.
- The workmen and public shall be protected by the Contractor from any and all hazards connected with the construction work. Open trenches, materials, or equipment within the working limits are to be guarded by the use of adequate barricades or flag men. All barricades left in position overnight are to be properly lighted. Kerosene pots are not acceptable. When work narrows the usable pavement, flag men shall be employed to aid the flow of traffic so that there will be no undue delays. The Contractor shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or day or night within the working area. All work shall be in conformance to OSHA regulations, Title 19, Parts 1926.651 and 1926.652, and applicable to VOSHA regulations.
- Contractor shall contact Dig Safe prior to any excavation.
- All new storm extending from catch basin structures shall be laid with a laser to elevation and slope as shown on the plans.
- The Contractor shall sawcut all existing pavement to be removed. The Contractor shall minimize the pavement area disturbance. Contractor shall be responsible for all pavement repair and restoration necessary to complete the work.
- The Contractor shall be responsible for all construction layout.
- Temporary silt fence shall be erected prior to any clearing or construction. Fencing may be erected in phases, but in no case shall construction of clearing proceed fencing. Special areas may be designated by the Owner for preservation of existing trees. These areas shall be the Contractor's responsibility to insure no damage is done to designated trees.
- Existing plantings are located in general areas as shown on the plans. Contractor shall protect plantings scheduled to remain so as not to damage these or their root systems.
- Contractor shall comply with all permits and approvals issued for this project.
- Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
- Slope stability upon unsaturated soil conditions. If during construction saturated soils are encountered, contact the Engineer immediately.

Construction Limit Barriers

- Temporary chain-linked construction fence shall be used to delineate construction limits where practical or where directed in the Contract Documents.
- Orange construction fence or snow fence shall be used to demarcate short-term construction activities and as tree protection for any tree to remain.
- 3" thick orange polyester mesh webbing may also be used to demarcate construction limits except within 50 feet of any stream, lake, pond or wetland. For this project, polyester mesh webbing shall also be used as a means of protecting hydroseeded areas from foot traffic.



Note:

- Contractor shall be responsible for the installation, maintenance, and removal of a stabilized construction entrance at each construction entrance for the project. The Construction Stabilized Entrance and its continued maintenance shall be a minimum measure to prevent tracking of sediment off-site.
- Contractor to use Mirafi 500x under stone for temporary construction roads.
- Stabilized construction entrances shall be repaired when voids are 80% filled with sediment. Repair shall include adding additional 4" minus crushed stone and/or removal of contaminated stone.

THIS DETAIL TO BE USED FOR ALL TEMPORARY STONE STABILIZATION AREAS IDENTIFIED ON THE PLANS

Temporary Stabilized Construction Entrance & Staging Areas

N.T.S.



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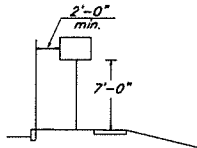
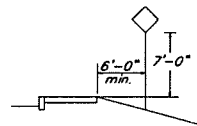
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Drawing Title

Civil Details

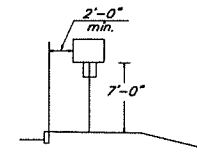
Drawing No.

C-5.1



IF SUFFICIENT CLEARANCE IS NOT AVAILABLE BETWEEN CURB AND SIDEWALK MOUNT SIGN BEHIND SIDEWALK AS SHOWN AT TOP. CHECK FOR ADEQUATE R.O.W.

IF A SECONDARY SIGN IS MOUNTED BELOW ANOTHER SIGN, THE MINIMUM CLEARANCE MAY BE REDUCED BY ONE FOOT.



Sign Placement Detail

ALL PANELS SHALL HAVE RETROREFLECTIVE BACKGROUNDS

ALL SIGN POSTS SHALL BE 2" SQUARE TUBE GALVANIZED STEEL PLACED IN GALVANIZED STEEL ANCHOR SLEEVES.

SIGN POST NOTES

- ALL SQUARE TUBE STEEL POSTS AND ANCHORS SHALL BE FORMED INTO A SIZE AND SHAPE IN SUCH A MANNER THAT NEITHER FLASH NOR WELD SHALL INTERFERE WITH THE TELESCOPING PROPERTIES, NOR DAMAGE THE GALVANIZING.
- ANCHORS MAY BE DRIVEN OR SET INTO A DUG HOLE AND BACKFILLED. IF DRIVEN, A DRIVING CAP SHALL BE USED. THE DUG HOLE INSTALLATION METHOD SHALL BE UTILIZED IN AREAS WITH POOR SOIL CONDITIONS OR AS DIRECTED BY THE ENGINEER. BACKFILL SHALL BE COMPACTED AS DIRECTED BY THE ENGINEER.
- THE TOPS OF SIGN POSTS SHALL BE AT OR NEAR THE TOP OF SIGN. THE POST SHALL NOT EXTEND ABOVE THE TOP OF SIGN.
- SIGN POSTS SHALL BE INSTALLED A MINIMUM OF ONE FOOT BELOW GROUND, INSIDE THE ANCHOR. THE LENGTH OF ANCHOR EXPOSED ABOVE GROUND SHALL NOT EXCEED FOUR INCHES.

Pavement Marking Notes

- Typical UVM parking space is 8'-6" center of line to center of line marked with 4" wide Yellow Paint.
- ADA space is blue box, yellow stencil, yellow trim. Coordinate exact requirements with UVM Transportation and Parking Services.
- Paint for pavement markings shall be Hydrophast Waterborne Traffic Paint by Franklin Point Company. It shall be reflective, VOC compliant fast drying, 100% acrylic waterborne traffic paint. Paint for stop bars and crosswalks shall be white all other line striping shall be yellow. Confirm paint color with UVM Transportation & Parking Services prior to application.
- Traffic paint shall be applied with a uniform thickness and at a rate such that no pavement is visible after drying. Additional point application will be required if underlying pavement is visible.

AS-BUILT (RECORD) DRAWINGS

The Contractor shall be responsible for providing the Owner with an as-built (record) utility site drawing in both PDF and AutoCAD format that meets the specifications below:

1. Drawing shall be in AutoCAD 2013 format. The civil design AutoCAD file drawing shall be used as the base for the as-built drawing. All information added to the base AutoCAD drawing shall be drafted in accordance with the Utility Record Drawing Drafting Standards shown on this plan.

2. The Contractor shall continue to update as-built drawing throughout the project. The as-built drawing shall be updated so that at any time in the project, infrastructure installed is located, plotted and drafted in the as-built drawing within 2 weeks of installation.

The Contractor shall copy the as-built drawing to the Engineer weekly during construction. The drawing shall include as-built survey shots including elevation and description of shot. The as-built survey shots shall be placed on a separate layer from the site work and shall be designated by date as AB-SHOT-XX-XX-XX (date). (for example, on as-built waterline logo shot shall be on a layer titled (AB-SHOT-01-08-08).

3. The Contractor shall utilize survey equipment able to locate infrastructure at the desired accuracy listed below. Footing drains and underdrains are exempt from the as-built requirements if they are constructed in accordance with the plans. Stormwater collection pipes for footing drains or underdrains must be survey located and included in the Record Drawing.

Utility	Horizontal Tolerance	Vertical Tolerance
Storm manhole/cb - rims/inverts/sumps	1'	0.1'
Storm cleanout - invert		
Storm pipe - change slope/bend		
Storm pipe - building invert		
PBX - lap concrete (every 36' max.)	1'	0.1'
PBX - trench x-section (number and type conduit, encasement detail, conduit length, run direction)		
PBX manhole - rim, invert, sump		
Electric-Primary - change slope/bend	1'	0.1'
Electric-Primary - lap concrete (every 36' max.)		
Electric-Primary - trench x-section (number and type conduit, encasement detail)		
Electric-Secondary - change slope/bend	1'	0.1'
Electric-Secondary - lap concrete (every 36' max.)		
Electric-Secondary - trench x-section (number and type, encasement detail)		
Other - EXISTING UTILITIES, ETC.	1'	0.1'

Contractor shall be responsible for locating and identifying all existing utilities that are exposed in the process of installing new utilities. Provide at least 2 shots on each utility found (every 36' max) as well as bends, fittings, and changes in slope.

Site Lighting - Contractor shall be responsible for providing to the Owner a "mark-up" plan showing the layout of the site lighting conduit from light pole to light pole. If unforeseen site conditions require site lighting conduits to deviate from a predictable light pole to light pole path, the Contractor shall be responsible for providing "as-built" topographic shots in accordance with the standards for Electric-Secondary above.

ACAD Layer Naming Convention

X-XXXX-XXXX-XXXX

Identifier
Minor Group
Major Group
Discipline Code

Discipline Codes:

B - Background (x-ref) (by WM Group only)
C - Civil
E - Electrical
M - Mechanical
S - Site
T - Telecommunications
U - Controls
X - Other

Major Group Codes:

B - Background (x-ref) (by WM Group only)
BASE Roads, parking lots, walks, general

BLDG Building

C - Civil

NGAS Natural Gas

SSWR Sanitary Sewer

STRM Storm Sewer

WATR Domestic Water

E - Electrical

PPOW Primary Power Distribution

SPOW Secondary Power Distribution

EPGW Emergency Power

LITE Lighting

M - Mechanical

CHWR Chilled Water

FOIL Fuel Oil and Tanks

STEM Steam, Condensate

COGN Future Cogen Conduits

T - Telecommunications

PBX PBX

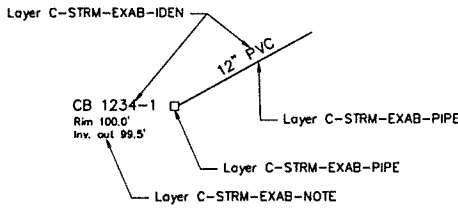
TELE Telephone

U - Controls

EMCM Emergency Communication

BC Building Controls

SECU Security/Fire



DRAFTING EXAMPLE

Minor Group Codes:

IDEN Street names, etc.
PKNG Parking Spaces
WATER Streams, Ponds (Spear St. Only)

UVM1 UVM building

NUVM Non UVM building

EXAP Existing Approximate

(Typical for all Utilities)

EXAP Existing "AS-BUILT"

(Typical for all Utilities)

UTILITY	IDENTIFIER	COLOR CODE
STORM WATER	STRM	47
SANITARY SEWER	SSWR	94
NATURAL GAS	NGAS	20
WATER	WATR	170
STEAM/CONDENSATE	HPS,LPS	10
	PCR,HPR	
CHILLED WATER	CHW,CW	130
FUEL OIL PIPING/TANKS	FO	210
PRIMARY POWER DISTRIB.	PPOW	10
SECONDARY POWER DISTRIB.	SPOW	10
EMERGENCY POWER	EPOW	210
LIGHTING	LITE	130
EMERGENCY COMMUNICATION	EMCM	170
BUILDING CONTROLS	BC	94
SECURITY/FIRE	SEC	90
PBX	PBX	20
COGEN CONDUITS	COG	48
TELEPHONE	TELE	130

Identifier Codes:

PIPE Pipe (Actual pipe either active or abandoned)
CNDT Conduit (Actual conduit/bank either active or abandoned)

IDEN Identification (Manhole/pipe/conduit labels)

NOTE Notes (Notes as required - 1"=30' scale)

HTCH Hatching (UVM & non-UVM building hatching) (Background ONLY)

Symbols (i.e. manholes, hydrants, handholes, valves, etc.) should appear on PIPE/CNDT layer. (Others as needed)

2.) ACAD Standards

A) TEXT STYLE:

FOR GENERAL TEXT USE: "UVM-CENTEXT" STYLE
FONT: SIMPLEX
FONT SIZE (IDENTIFIER LAYER): 3.50 (MODEL SPACE)
FONT SIZE (NOTES LAYER ONLY): 2.50 (MODEL SPACE)
JUSTIFY: BOTTOM OR TOP CENTER
ORIENTATION: LEFT TO RIGHT
OR BOTTOM TO TOP
FORMAT: ENGINEERING

B) LINE STYLE:

EXISTING - ACTIVE:
LINETYPE: CONTINUOUS
LINETYPE SCALE: 1.000

(examples) 8"HPS

EXISTING - ABANDONED:
LINETYPE: DASHED2
LINETYPE SCALE: 0.35

(examples) 4"HG-abon



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Revisions

No. Date

Drawing Title

Civil Details

Drawing No.

C-5.2



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Drawing Title

Electrical Site
Plan

Drawing No.

E1.0



ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES THIS SHEET:

A. IN GENERAL, ALL EXISTING UNDERGROUND ELECTRICAL SERVICES, CONDUITS, AND WIRING SHOWN ON THESE PLANS ARE TO REMAIN AS IS UNLESS NOTED OTHERWISE AND SHALL BE PROTECTED AS REQUIRED DURING CONSTRUCTION. PROVIDE DIG SAFE SERVICES FOR FINDING EXACT LOCATION OF CONDUITS.

KEYED NOTES THIS SHEET:

- FURNISH & INSTALL NEW 17' TALL SHOEBORN STYLE POLE MOUNTED FIXTURE - UVM STANDARD - RAB ALD26/PC WITH POLE RAB PS4-11-2022. PROVIDE NEW CONCRETE POLE BASES AS SHOWN ON DETAILS, SHEET E2.0. POWER FEED SOURCE FOR NEW LIGHT FIXTURE TO BE DETERMINED, BUT ANTICIPATE EXTENDING EXISTING NEARBY LIGHTING CIRCUIT TO NEW PROPOSED LIGHT FIXTURE LOCATIONS. USE (2) #8 AWG COPPER, (1) #80, 1" PVC-80. SEE TRENCH DETAILS, SHEET E2.0.
- INSTALL DATA AND POWER CIRCUITS FOR NEW BLUE LIGHT FIXTURE IN LOCATION SHOWN ON PLANS. BLUE LIGHT TO BE SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. POWER AND DATA SOURCES FOR NEW BLUE LIGHT TO BE DETERMINED. USE (2) #8 AWG COPPER, (1) #80, 1" PVC-80. SEE TRENCH DETAILS AND BLUE LIGHT POLE BASE DETAIL, SHEET E2.0.

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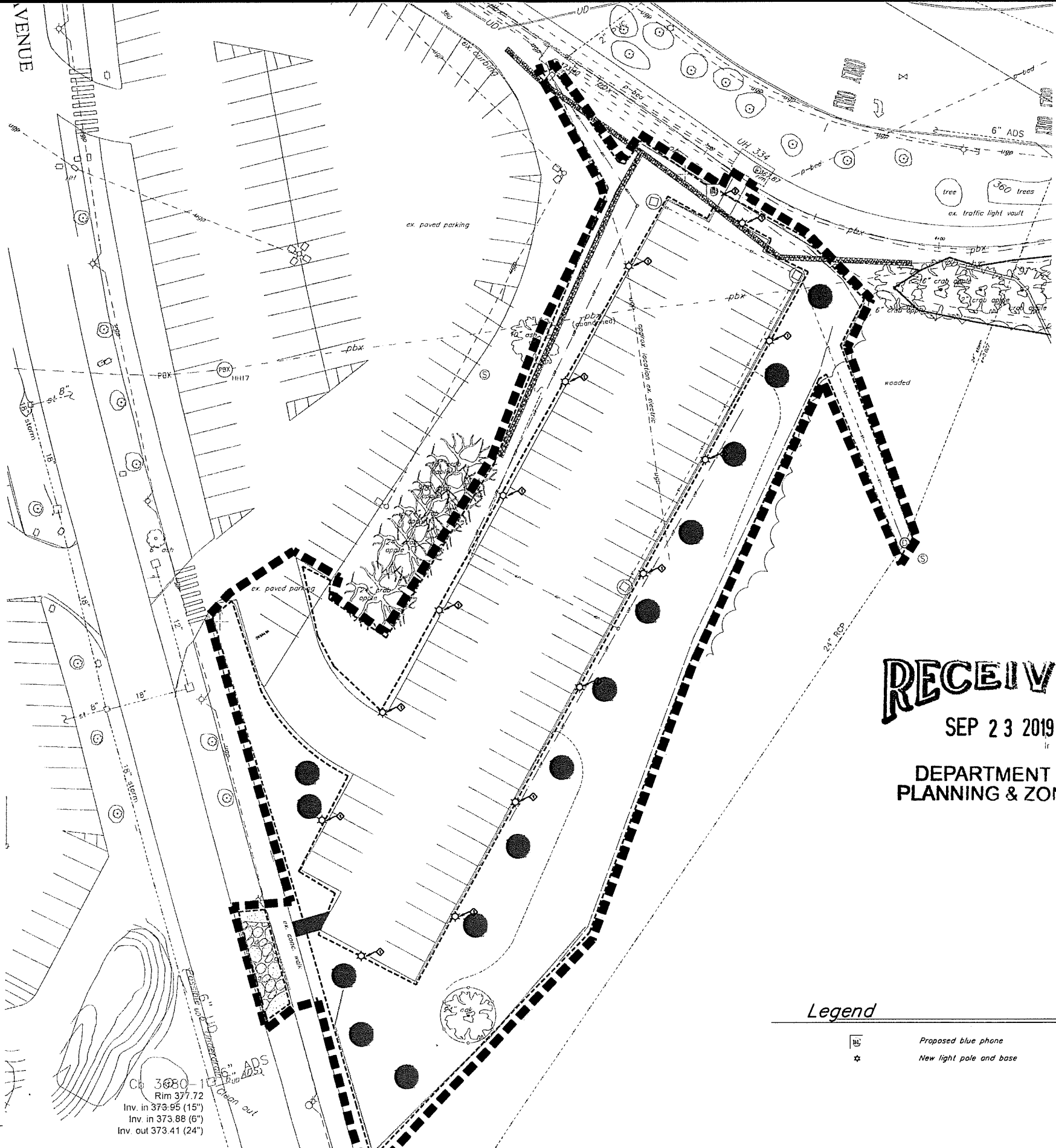
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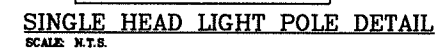
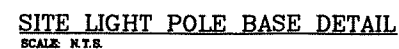
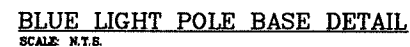
Legend



Proposed blue phone

New light pole and base

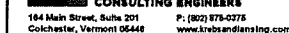




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Pole Base and Trenching Details

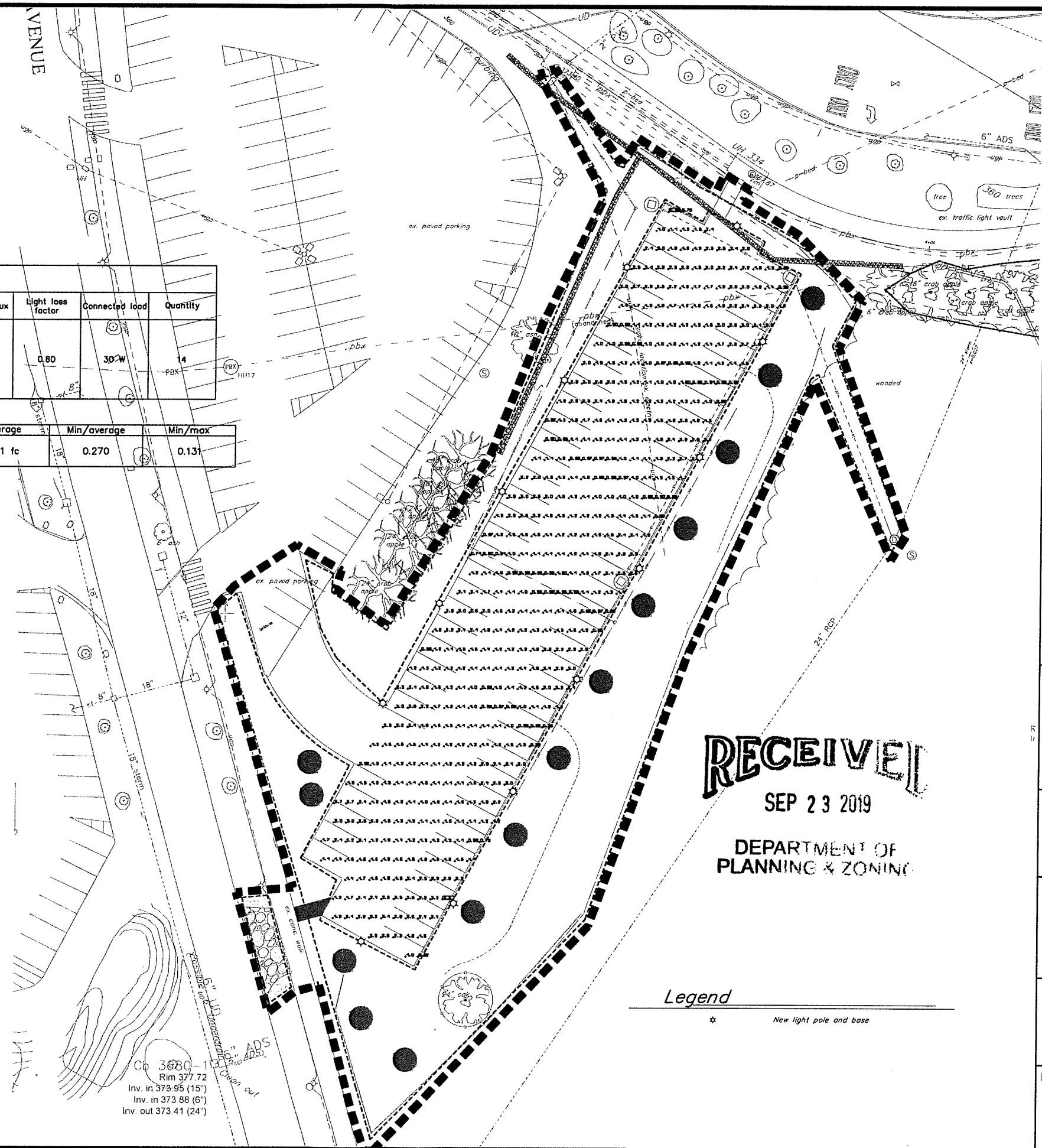
Drawing No.

E2.0

Luminaire parts list								
Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
Pole Light	RAB LIGHTING INC.	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	WPLED26-WPLE D26/D10 (WALLPACK) - ALED26-ALED26 /D10 (AREA LIGHTER)	1X ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 33-DEGREES FROM VERTICAL BASE-UP POSITION.	3474 lm	0.80	30-W	14

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Parking Lot	Perpendicular Illuminance (Adaptive)	0.43 fc	3.32 fc	1.61 fc	0.270	0.131


ELECTRICAL SITE PLAN PHOTOMETRY
 SCALE: 1" = 20'-0"



Co 3680-1
 Rim 377.72
 Inv. in 373.95 (15")
 Inv. in 373.88 (6")
 Inv. out 373.41 (24")

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Legend
 ☆ New light pole and base



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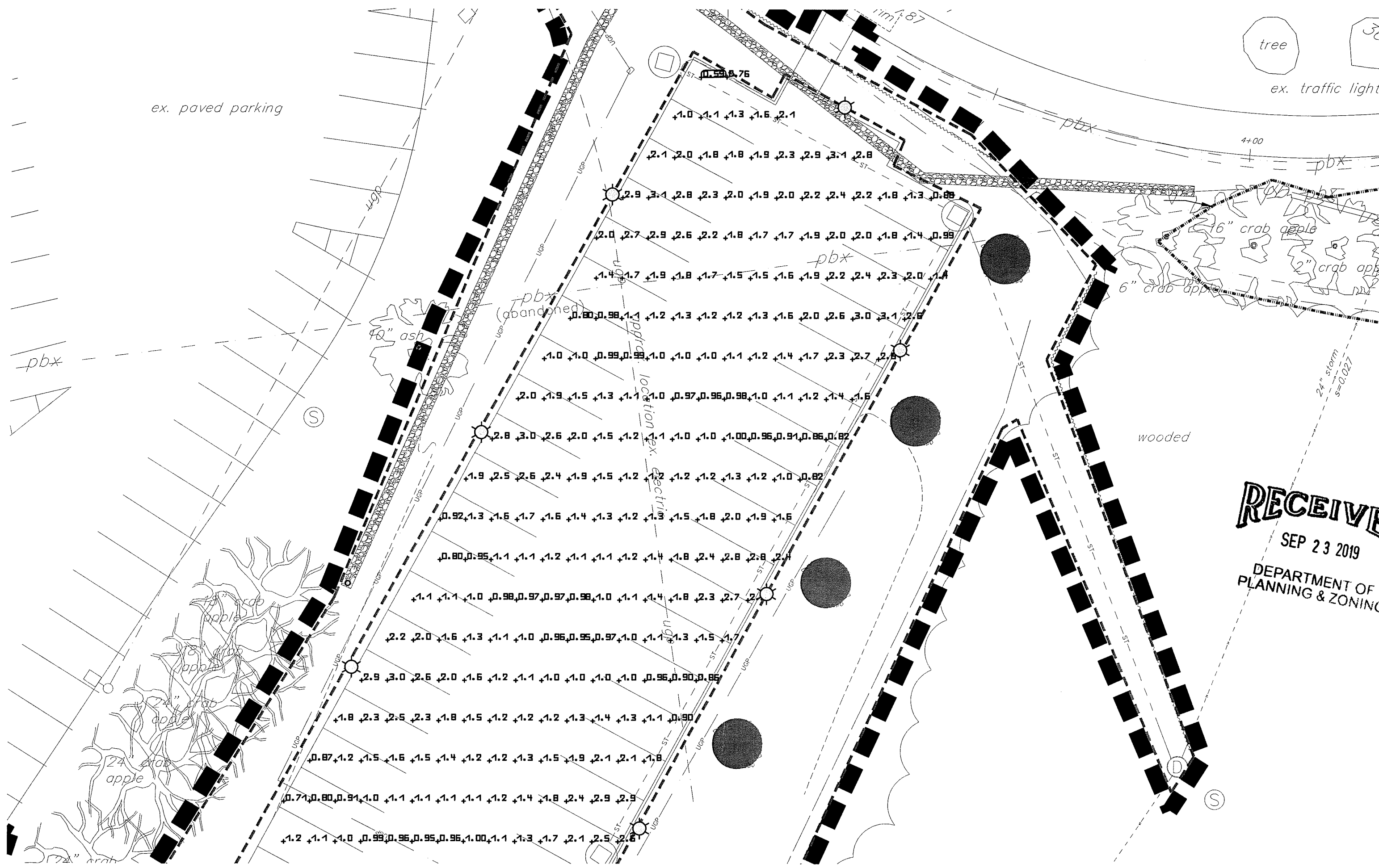
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Drawing Title
 Electrical Site
 Plan Photometry

Drawing No.
E3.0



ex. paved parking

tree

ex. traffic light

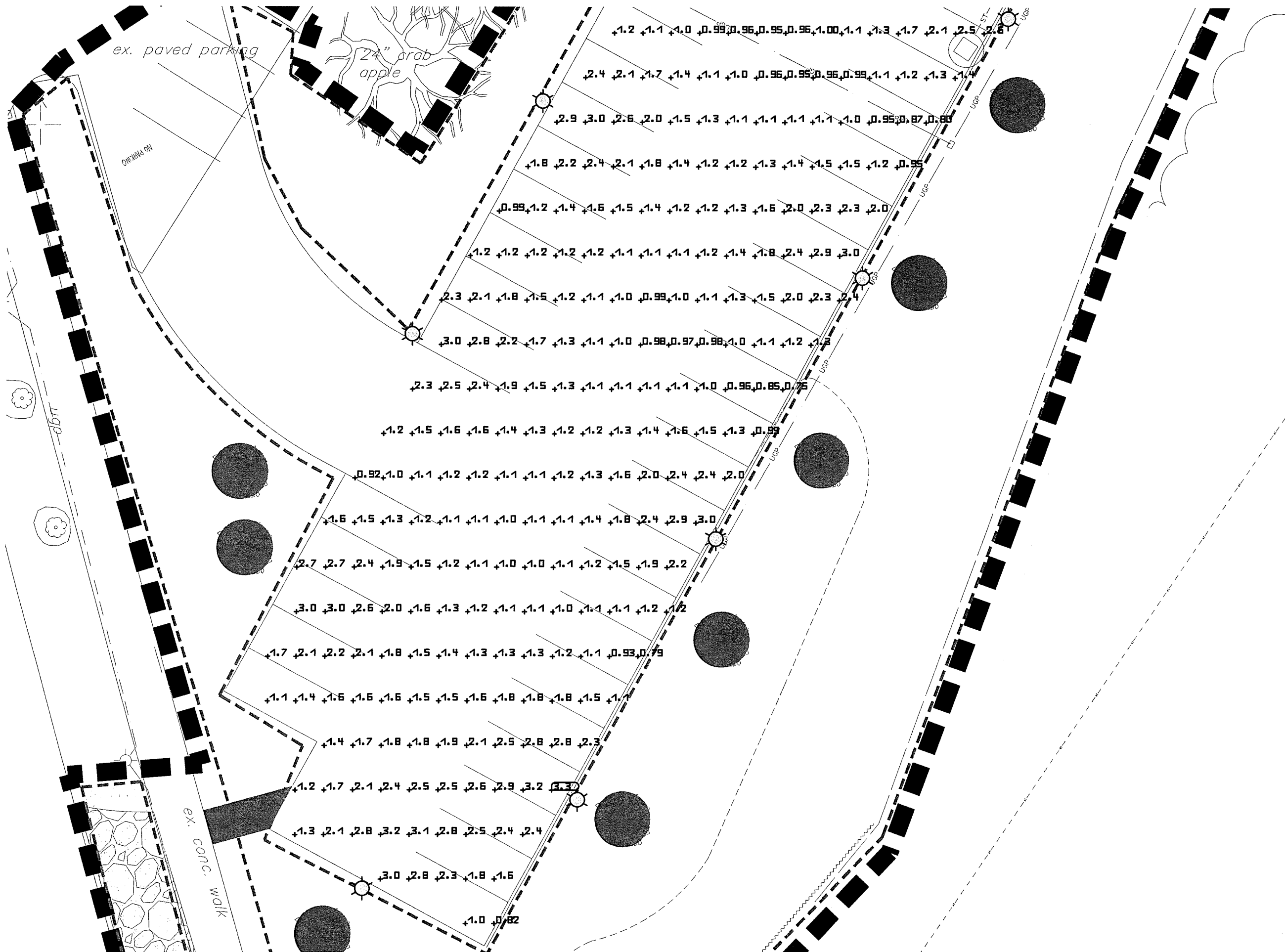
4+00

16" crab apple
2" crab apple
6" crab apple

wooded

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24" storm
S=0.027



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Ryan Morrison

From: ed vonturkovich <ed.vonturkovich@gmail.com>
Sent: Wednesday, September 25, 2019 3:32 PM
To: Ryan Morrison
Cc: Radhika Dahal
Subject: Re: 94 Colchester Ave - Beauty Salon

[WARNING]: External Message

Ryan,

Radhika will be the only employee or beautician at the campus beauty salon. As such, Radhika's parking needs are for two vehicles only. One space for her and one handicap space. As you will remember, at our first meeting with you, Radhika explained that she would be the only beautician working in the salon. As I recall, it was suggested that Radhika apply for permission to operate her studio with additional beauticians. Since Radhika will be working alone, we believe only two spaces will be needed. Radhika's business plan is relying exclusively on walk in traffic from the 8000 employees at the UVM Medical Center and university and from 12,000 students directly across the street. Radhika believes that having a beauty salon for both men and women across the street from such a critical mass of hospital patients and family, faculty, staff and students will have positive environmental impacts because driving is not required nor needed. In the future, if it is determined that Radhika would like to grow her business by adding additional beauticians we will come before the DRB again for permission to add additional employees and thus for additional parking.

Ryan, thanks for your help with this. Currently, our parking lots are never at capacity and underutilized. 125 parking spaces for the complex contemplates worse case scenario that we have yet to experience. Additionally, while we monitor the parking lots routinely, on a week day basis the parking lot hosts between 5 and 20 parking scofflaws desperate for parking near where they work and go to school.

Best to you Ryan. I hope this information is sufficient if it is decided a parking waiver is necessary.

Ed vonTurkovich
802-279-1080

On Sep 24, 2019, at 2:14 PM, Ryan Morrison <rmorrison@burlingtonvt.gov> wrote:

I realized I forgot to attach the criteria to address.

In order to be considered for a waiver, the applicant shall submit a Parking Management Plan that specifies why the parking requirements of Sec. 8.1.8 are not applicable or appropriate for the proposed development, and proposes an alternative that more effectively meets the intent of this Article. A Parking Management Plan shall include, but not be limited to:

- (1) A calculation of the parking spaces required pursuant to Table 8.1.8-1.
- (2) A narrative that outlines how the proposed parking management plan addresses the specific needs of the proposed development, and more effectively satisfies the intent of this Article and the goals of the Municipal Development Plan.
- (3) An analysis of the anticipated parking demand for the proposed development. Such an analysis shall include, but is not limited to:

Department of Permitting & Inspections

Zoning Division
149 Church 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
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: October 1, 2019
RE: 20-0249CA; 3173 North 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.

Zone: W-RL Ward: 7N

Owner/Applicant: Dante Holdings Trust / David Diamantis

Request: Demolish existing home and replace with new home on existing footprint.

Applicable Regulations:

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

Background Information:

The applicant is seeking approval to demolish an existing vacant home and to replace it with a new single family home on the same footprint. The driveway will be reconstructed, and the existing onsite septic system will be replaced with a new system. Some new landscaping will be installed as well.

The property is affected by the special flood hazard area (SFHA), although the new home will be elevated above the 102' base flood elevation. The property is also affected by the Riparian & Littoral Conservation Overlay, Wetland Conservation Zone, and the Natural Areas zone. As a result, Conservation Board review is required and took place September 9, 2019. The Conservation Board unanimously recommended project approval subject to the following conditions:

1. Installation of native plantings along the seawall is encouraged.
2. Limit site disturbance west of the house as much as possible. Use of orange construction fence to define the western boundary of construction impacts is recommended.
3. Final review and approval of the application by the city's stormwater program staff is needed.

Renderings as viewed from the lake depict what appear to be ornamental grasses installed along the seawall; however, nothing is noted in the site plan, nor are any details provided. Item 2 will be included in permit conditions, if granted. Item 3 has been completed.

The Design Advisory Board reviewed this application on September 24, 2019 and recommended project approval subject to the following conditions:

1. Revise the front door to look more like an entry door (match that on the south elevation).
2. Move the parking as far south as possible to be located to the side or rear of the house.

Revised project plans have been submitted to address condition 1. A revised site plan addressing condition 2 has not yet been submitted.

Comments from the State of Vermont flood hazard area coordinator have been received and are noted below:

The proposed replacement structure is located within the Special Flood Hazard Area for Lake Champlain (Zone AE), and is thus subject to Burlington's adopted flood hazard area regulations. The site plan included with the permit application proposes a crawlspace that is elevated to elevation 102.6 and the Finished Floor to 107.3, which exceeds the adopted regulations.

To ensure the project is built as proposed and meets the adopted regulations, the zoning permit must be conditioned to require within 90 days of project completion:

- 1) A completed as-built Elevation Certificate certified by registered professional engineer or licensed land surveyor; and
- 2) A certification by a registered professional engineer that all utilities servicing the new structure, that are below the base flood elevation of 101.6, have been designed and constructed in accordance with provisions in *FEMA P-348 Protecting Building Utility Systems from Flood Damage* – including water, wastewater, and the underground liquid propane tank.

These comments will be incorporated into conditions of approval. Note that elevation above sea level must be checked at three stages: 1) plan drawings (done); 2) under construction (verify the level of the finished floor elevation); and, 3) upon completion of construction.

There are no previous zoning actions for this property.

Recommendation: Initial review and continuation pending receipt of final plan revisions.

I. Findings

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

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

The subject property is located in the W-RL zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes with consideration given to design review. The single detached dwelling use will remain unchanged with the construction of the new residence. **(Affirmative finding)**

(b) Dimensional Standards & Density

Residential density remains unchanged at 1 dwelling unit on the ~1/3 acre property.

Lot coverage increase somewhat to 12.8%.

The property is 100' wide. As a result, 10' minimum side yard setbacks apply. The proposed home observes these minimum side yard setbacks. Interestingly, the property has no defined front yard setback. In this case, there are no neighboring homes along the same side of the street upon which to base a front yard setback. The new home will observe the same front yard setback that the existing home does. There is no rear yard setback. Rather, a waterfront setback applies. The waterfront setback is 75' from the 100' lakeshore elevation. The proposed home is set within that distance. Doing so is acceptable as it will observe the same setback as the existing home (~40') with no increase in the degree of encroachment.

The proposed home will be 25' tall to the peak of the roof (and about 20' to the midpoint of the roof rise). This height is well below the maximum permissible height of 35.' **(Affirmative finding)**

(c) Permitted & Conditional Uses

The replacement single family dwelling is a permitted use in the W-RL zone. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

See 4.4.5 (b) above for lakeshore setback encroachment.

2. Height

No height bonuses are being sought. **(Not applicable)**

3. Lot Coverage

No lot coverage bonuses are being sought. **(Not applicable)**

4. Accessory Residential Structures and Uses

No accessory structures subject to this criterion are proposed. **(Not applicable)**

5. Residential Density

Occupancy of the new residence is limited to that of a "family" as defined in Article 13 of the Comprehensive Development Ordinance. **(Affirmative finding as conditioned)**

6. Uses

No neighborhood commercial use is included in this proposal. **(Not applicable)**

7. Residential Development Bonuses

No development bonuses are being sought. **(Not applicable)**

Sec. 4.5.4, Natural Resource Protection Overlay (NR) District

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

The subject property is largely affected by the Riparian and Littoral Conservation Zone (250' width from the 95.5' lakeshore elevation). This overlay zone limits the clearing of trees over 6"

caliper and addresses new stormwater outfalls. Two trees along the northerly property line are to be removed, and an area of scrub growth at the southeast corner of the property will be removed and replaced with a new evergreen hedge. No new stormwater outfalls are proposed. The Conservation Board reviewed the proposal and recommended that native vegetation be planted along the reconstructed seawall. Details are needed as to this recommendation. The Board also recommended limiting construction disturbance west of the home as much as possible.

(Affirmative finding as conditioned)

(d) District Specific Regulations: Wetland Conservation Zone

(6) Criteria for Review

The property is affected by the 100' wide buffer zone of nearby wetlands. No wetlands were found to be onsite as reviewed by VT ANR wetlands staff. The Conservation Board reviewed the application and expressed no concerns as to potential impacts. No construction is proposed within the 100' buffer zone. **(Affirmative finding)**

(f) District Specific Regulations: Special Flood Hazard Area

(7) Special Review Criteria

A. The danger to life and property...

The most of the proposed development is located within the special flood hazard area. The reconstructed seawall will protect the home from wave action. The home itself will be elevated with a finished floor elevation of 107.25' above sea level. By comparison the base flood elevation is 102' above sea level. The proposed development footprint essentially duplicates the existing development footprint and will have no perceptible effect on flood heights or velocities.

(Affirmative finding)

B. The danger that material may be swept onto other lands...

The building and related items such as exterior mechanical equipment and propane tank must be constructed or installed and anchored such that they will remain in place during times of flooding.

(Affirmative finding as conditioned)

C. The proposed water supply and sanitation systems...

The new home will be served by city water. The proposed septic system has been reviewed and approved by the Vermont Department of Environmental Conservation. A state wastewater permit has been issued. **(Affirmative finding)**

D. The susceptibility of the proposed facility and its contents to flood damage...

The home will be set atop a concrete crawlspace foundation. The living quarters will be elevated to 107.25' above sea level. Such elevation should significantly reduce the potential for flood-related damage. **(Affirmative finding)**

E. The importance of the services provided...

The city has long standing policy in place to preserve and protect its housing stock. The proposed work will replace a vacant home in disrepair and replace it with a new home. No net loss in housing units will result. **(Affirmative finding)**

F. The availability of alternative locations...

Topographic information on the site plan demonstrates that there is no area on the subject parcel that could feasibly contain a new home fully outside of the special flood hazard area.

(Affirmative finding)

G. The compatibility of the proposed use with existing development...

The new home will replace an existing vacant home in this largely residential neighborhood. The introduction of a replacement single family home is compatible with existing development in this neighborhood. **(Affirmative finding)**

H. The relationship of the proposed use to the Municipal Development Plan...

The Open Space Protection Plan is incorporated into the Municipal Development Plan by reference. The proposed construction tightly limits impacts on nearby wetlands and the lakeshore buffer. In addition, the Comprehensive Plan specifically calls for preserving and sustaining our residential neighborhoods. This project will result in the replacement of a vacant, deteriorated home with a new home more appropriately constructed to withstand flood hazard area conditions.

(Affirmative finding)

I. The safety of access to the property...

The proposed construction will not affect access to the property during times of flooding. Access comes by way of North Avenue which will not be altered by the new home and related site work.

(Affirmative finding)

J. The expected heights, velocity, duration, rate of rise...

The maximum regulatory flood elevation along the lakeshore is 102' above sea level. The proposed construction replaces an existing home with essentially the same footprint within the flood hazard area. The new home is not expected to impact lakeshore flood height, velocity, duration, rate of rise, or sediment transport. **(Affirmative finding)**

K. Conformance with all other applicable requirements...

See Articles 4, 5, and 6 of these findings.

Sec. 4.5.6, Mouth of the River Overlay District

(c) District Specific Regulations: Mouth of the River Overlay

1. Uses

A. Exception for Non-Residential Marine and Recreational Uses

This criterion is aimed at permitting otherwise un-permitted uses in this area of the W-RL zone. Detached single family dwellings are permitted throughout the W-RL zone and are not addressed under this criterion. **(Not applicable)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b) above.

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

Elevation drawings depict exterior lighting fixture locations. The associated cut sheets provide required details as to fixture types; however, illumination levels are lacking as bulbs are not noted. Information as to proposed light sources (i.e. bulbs) is needed so as to determine acceptability per the outdoor lighting standards of Sec. 5.5.2. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

An erosion prevention and sediment control plan has been reviewed and approved by the city's stormwater program. **(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 above, the property is affected by several natural resource overlays. Significantly, none of the protected resources will be impacted. Only their associated buffer zones affect the property. Given the location of the new home on the existing footprint, impacts associated with the new development are significantly limited. The Conservation Board recommended project approval. **(Affirmative finding)**

(b) Topographical alterations

The lot slopes gently towards the lake. No significant topographical alterations are proposed. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through this property. **(Affirmative finding)**

(d) Protection of important cultural resources

There are no known archaeological resources on the property. The western half of the property is within an archaeologically sensitive area. This archaeological sensitivity stems from the property's lakeshore location. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance. **(Affirmative finding as conditioned)**

(e) Supporting the use of alternative energy

The project plans do not include utilization of alternative energy. Given the property's location and building orientation, rooftop solar may be feasible. The applicant is encouraged to consider rooftop solar installation. **(Affirmative finding as conditioned)**

(f) Brownfield sites

The property is not an identified brownfield. **(Not applicable)**

(g) Provide for nature's events

There is ample room onsite for winter snow storage from driveway plowing. An erosion prevention and sediment control plan has been provided and has been approved by the city's stormwater program staff. **(Affirmative finding)**

(h) Building location and orientation

The new home will be situated as the existing home is. Following review by the Design Advisory Board, the eastern (street-facing) elevation has been revised to improve and accentuate the front door. A small roof is now depicted along with a revised door and landing. The front door leads into an interior mudroom and then into the rest of the home. The changes make the front door more apparent as the primary entry into the residence. **(Affirmative finding)**

(i) Vehicular access

A private driveway will continue to provide vehicular access to the property. It will be reconstructed and resurfaced with new gravel. Edging along the sides is recommended in order to maintain a well-defined boundary between the gravel driveway and adjacent green space. Driveway width of 18' is acceptable. As presently is the case, vehicles will have to back out. While not ideal, backing out onto this lightly traveled portion of North Avenue is acceptable. **(Affirmative finding)**

(j) Pedestrian access

A walkway is depicted on the site plan connecting the front door to the street. **(Affirmative finding)**

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal. **(Affirmative finding)**

(l) Parking and circulation

As currently proposed, the driveway will contain 2 parking spaces. The present driveway accesses an existing attached garage. As proposed, there will be no garage. Both parking spaces will sit between the house and the road. Oddly, the lack of adjacent homes precludes a front yard setback for this property. As a result, the front yard parking prohibition of Sec. 8.1.12 (c) may not apply. However, this criterion requires that parking be set to the side or rear of the lot to the extent possible. There appears to be sufficient room on the lot to set the driveway to the side of the home in order to avoid placement of both parking spaces in front of the home. Revision to the parking is warranted. The DAB's recommendation notes the need to revise the parking and driveway layout. Completed plan revisions have not yet been submitted. **(No finding yet possible)**

(m) Landscaping, fences, and retaining walls

A basic landscaping plan has been provided. Most existing vegetation will be retained. A new evergreen hedgerow is proposed along much of the southern property line, and it wraps around part of the front property line. The Conservation Board had recommended native plantings along the reconstructed seawall. Details are pending. Much of the existing lawn will remain.

(Affirmative finding as conditioned)

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

Any new utility lines must be buried. A ground-mounted (and elevated) HVAC unit is located along the northern side of the building. No screening is evident and is required. In light of flood zone considerations, screening in the form of new bushes may be the best option. An underground LPG tank is situated in the southeast corner of the. **(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 home is similar in scale to the one it will replace and also to other nearby homes in the neighborhood. Massing is clean and simple with two basic components as viewed from the road. The building is essentially one story with a partial loft above. The proposed home is typically residential in appearance and fits within the context of this neighborhood's built environment. **(Affirmative finding)**

2. Roofs and Rooflines

A gable roof is proposed on the primary structure with a shed roof over the side mud room and storage space. Such roof forms are common in the neighborhood and typical for residential construction. **(Affirmative finding)**

3. Building Openings

Fenestration is fairly basic and is consistent with the overall appearance of the structure. **(Affirmative finding)**

(b) Protection of important architectural resources

There are no historic structures on or near the subject property. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As proposed, the new home appears to face south, parallel to the street rather than to face it. The east elevation has been revised to enhance the entryway as noted in Sec. 6.2.2 (h). Exterior building features such as windows, differing materials, and roof overhangs provide some visual interest to the structure and are acceptable. Large blank walls are avoided. **(Affirmative finding)**

(e) Quality of materials

The main structure will be clad in vertical wooden board siding. The mud room and storage space on the side will be clad in rust-colored corrugated steel siding. Standing seam metal roofing will be installed throughout. Clad wooden windows will be installed, and the building will be set on a board-formed concrete foundation. Metal post and rail system with composite decking is proposed for the western deck and side stairs. The proposed materials are of acceptable quality and durability. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of the city and state. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No advertising is included in this proposal. **(Not applicable)**

(h) Integrate infrastructure into the building design

The electrical meter is depicted at an acceptable location on the north side of the mud room and storage space. No other mechanical exterior mechanical equipment is noted. **(Affirmative finding)**

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated. **(Affirmative finding)**

Article 8: Parking

The subject property is located within the neighborhood parking district. Within that district, detached single family dwellings have a minimum off-street parking requirement of 2 spaces. Those two spaces will be provided for in the driveway. **(Affirmative finding)**

II. Conditions of Approval

If satisfactory revisions to the site plan, specifically as to driveway location and configuration, approval may be granted per the following conditions:

1. Prior to release of the zoning permit, revised plans shall be submitted to address the following items, subject to staff review and approval:
 - a. Installation of native plantings (note location and species) along the reconstructed seawall;
 - b. Light source and illumination level details for the exterior lighting fixtures; and,
 - c. Screening of the exterior HVAC unit.
2. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.
3. Occupancy of the home shall be limited to that of a "family" as defined in Article 13.
4. This zoning permit in no way grants or implies approval to use the property for "short term rental."
5. Utilization of solar energy is encouraged.

6. Per Sec. 4.5.4, (f) 8, construction within the Special Flood Hazard Area is subject to the following conditions:

C. All development:

- (i) New construction and/or substantial improvements to structures shall be reasonably safe from flooding and be:
 - 1. Designed and adequately anchored to prevent flotation, collapse, or lateral movement during the occurrence of the base flood;
 - 2. Constructed of materials resistant to flood damage;
 - 3. Constructed by methods and practices that minimize flood damage; and
 - 4. Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (ii) All development shall be designed to minimize flood damage to the proposed development and to public facilities and utilities;
- (iii) All development shall be designed to provide adequate surface drainage to reduce exposure to flood hazards;
- (iv) All new construction and substantial improvements that have fully enclosed areas below the lowest floor shall:
 - 1. Be solely used for parking of vehicles, storage, or building access, and such a condition shall clearly be stated on any permits; and,
 - 2. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Such designs must be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria: A minimum of two openings of two walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters;
- (v) All necessary permits shall be obtained from those governmental agencies from which approval is required by federal or state law.

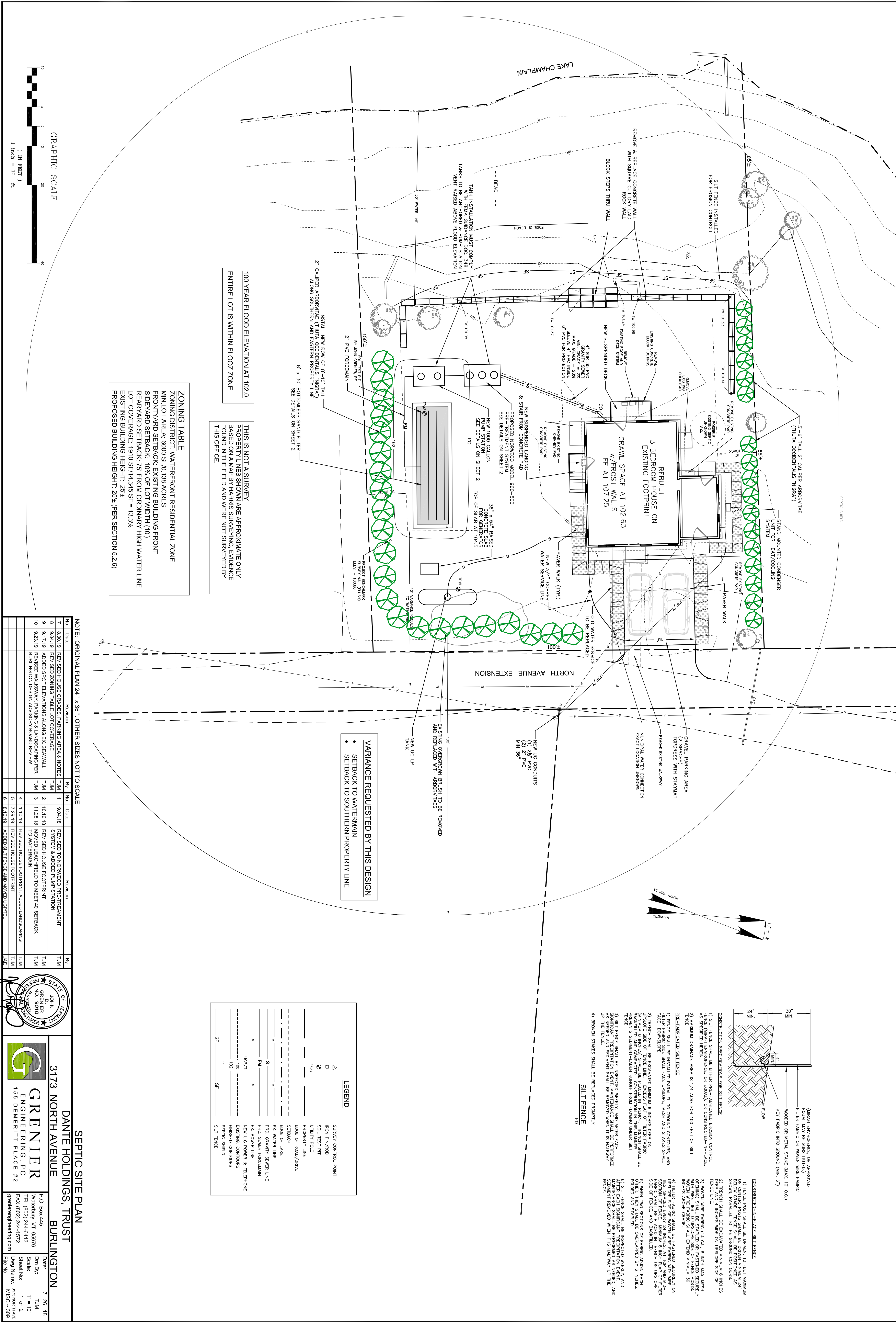
D. Residential Development:

- (i) All new and substantially improved residential structures within Special Flood Hazard Area have the lowest floor, including basement, elevated one foot or more above, the base flood elevation;
- (ii) All new, replacement or substantially improved manufactured homes in the Special Flood Hazard Area shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement during the occurrence of the base flood. The manufactured home may be elevated on properly compacted fill such that the top of the fill (the pad) under the entire manufactured home is above the base flood elevation OR so that the lowest floor is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than one foot in height above the base flood elevation.

- E. Non-Residential Development:
 - (i) Not applicable.
 - F. Water Supply Systems:

New and replacement water supply and sanitary sewer systems shall be designed so as to prevent the infiltration of floodwaters into the systems and discharge from the systems;
 - G. On-Site Waste Disposal Systems:

On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding;
 - H. Recreational Vehicles:
 - (i) Not applicable.
7. A completed as-built elevation certificate certified by a registered professional engineer or licensed land surveyor shall be provided prior to issuance of a certificate of occupancy. Note that elevation above sea level must be checked at three stages: 1) plan drawings (done); 2) under construction (verify the level of the finished floor elevation); and, 3) upon completion of construction.
 8. A certification by a registered professional engineer that all utilities servicing the new structure, that are below the base flood elevation of 101.6, have been designed and constructed in accordance with provisions in *FEMA P-348 Protecting Building Utility Systems from Flood Damage* – including water, wastewater shall be provided prior to issuance of a certificate of occupancy.
 9. A construction fence shall be installed for the duration of construction defining the western boundary of construction activity.
 10. Any new utility lines must be buried.
 11. 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.
 12. Standard permit conditions 1-15.



ZONING TABLE
ZONING DISTRICT: WATERFRONT RESIDENTIAL ZONE
MIN LOT AREA: 6000 SF/0.138 ACRES
FRONT YARD SETBACK: EXISTING BUILDING FRONT
SIDEYARD SETBACK: 10% OF LOT WIDTH (10')
REAR YARD SETBACK: 75' FROM ORDINARY HIGH WATER LINE
LOT COVERAGE: 1910 SF/14.345 SF = 13.3%
EXISTING BUILDING HEIGHT: 25'±
PROPOSED BUILDING HEIGHT: 25'± (PER SECTION 5.2.6)

THIS IS NOT A SURVEY
PROPERTY LINES SHOWN ARE APPROXIMATE ONLY
BASED ON A MAP BY HARRIS SURVEYING. EVIDENCE
FOUND IN THE FIELD AND WERE NOT SURVEYED BY
THIS OFFICE.

100 YEAR FLOOD ELEVATION AT 102.0
ENTIRE LOT IS WITHIN FLOOD ZONE

VARIANCE REQUESTED BY THIS DESIGN

- SETBACK TO WATERMAN
- SETBACK TO SOUTHERN PROPERTY LINE

LEGEND	
	SURVEY CONTROL POINT
	IRON PIN/ROD
	SOIL TEST PIT
	UTILITY POLE
	PROPERTY LINE
	EDGE OF ROAD/DRIVE
	SETBACK
	EDGE OF LAKE
	EX. WATER LINE
	PRO. GRAVITY SEWER LINE
	EX. POWER LINE
	NEW U/G POWER & TELEPHONE
	EXISTING CONTOURS
	100' ---
	102' ---
	SEPTIC SHIELD
	SILT FENCE

- CONSTRUCTED-IN-PLACE SILT FENCE**
- 1) FENCE POST SHALL BE DRIVEN TO MEET MAXIMUM OF 10' DEPTH INTO GROUND. FENCE SHALL BE POSITIONED AS SHOWN. PARALLEL TO THE GROUND CONTOURS.
 - 2) TRENCH 4 INCHES WIDE ON UPSLOPE SIDE OF FENCE LINE.
 - 3) WOMEN WIRE FABRIC (14 GA. 6 INCH MAX. MESH) WITH WIRE TIES TO UPSLOPE SIDE OF FENCED POSTS. FENCE LINE SHALL BE STAPLED OR FASTENED SECURELY INCHES ABOVE GRADE.
 - 4) FILTER FABRIC SHALL BE FASTENED SECURELY ON UPSLOPE SIDE OF WOMEN WIRE FABRIC WITH WIRE. SECTION OF FILTER FABRIC MINIMUM 8 INCH FLAP OF FILTER FABRIC SHALL BE PLACED IN TRENCH ON UPSLOPE SIDE OF FENCE. AND BACKFILLED.
 - 5) WHEN TWO SECTIONS OF FABRIC ALONG EACH SECTION OF FENCE, THEY SHALL BE OVERLAPPED BY 8 INCHES. FOLDER AND STAPLED.
 - 6) SILT FENCE SHALL BE INSPECTED WEEKLY. AND AFTER EACH SIGNIFICANT PRECIPITATION EVENT. SEDIMENT REMOVED WHEN IT IS HALF WAY UP THE FENCE.
- CONSTRUCTION SPECIFICATIONS FOR SILT FENCE**
- 1) SILT FENCE SHALL BE EITHER PRE-FABRICATED EROSION CONTROL FENCE (WARRANTY ENFORCEMENT, OR EQUAL), OR CONSTRUCTED-IN-PLACE, AS SPECIFIED HEREIN.
 - 2) MAXIMUM DRAINAGE AREA IS 1/4 ACRE FOR 100 FEET OF SILT FENCE.
 - 3) ERECTION OF SILT FENCE
 - 4) FENCE SHALL BE INSTALLED PARALLEL TO GROUND CONTOURS, AND FILTER FABRIC SIDE SHALL FACE UPSLOPE. MESH AND STAPLES SHALL FACE DOWNSTREAM.
 - 5) TRENCH SHALL BE EXCAVATED MINIMUM 6 INCHES DEEP AND 4 INCHES WIDE. TRENCH SHALL BE PLACED IN TRENCH. TRENCH SHALL BE BACKFILLED WITH SOIL OR SAND. TRENCH SHALL BE PLACED IN TRENCH. TRENCH SHALL BE BACKFILLED WITH SOIL OR SAND. TRENCH SHALL BE PLACED IN TRENCH. TRENCH SHALL BE BACKFILLED WITH SOIL OR SAND.
 - 6) BROKEN STAPLES SHALL BE REPLACED PROMPTLY.
- SILT FENCE**
- MS

NOTE: ORIGINAL PLAN 24" x 36" - OTHER SIZES NOT TO SCALE						
No.	Date	Revision	By	No.	Date	Revision
7	8.30.19	REVISED HOUSE GRADES, PARKING AREA & NOTES	TJM	1	9.04.18	REVISED TO NORWECO PRE-TREATMENT SYSTEM & ADDED PUMP STATION
8	9.04.19	REVISED ZONING TABLE LOT COVERAGE	TJM	2	10.16.18	REVISED HOUSE FOOTPRINT
9	9.17.19	ADDED SPOT ELEVATIONS ALONG EX. SEAWALL	TJM	3	11.26.18	MOVED LEACHFIELD TO MEET 40' SETBACK TO WATERMANN
10	9.23.19	REVISED WALKWAY, PARKING & LANDSCAPING PER BURLINGTON DESIGN ADVISORY BOARD REVIEW	TJM	4	1.10.19	REVISED HOUSE FOOTPRINT, ADDED LANDSCAPING
				5	7.29.19	REVISED HOUSE FOOTPRINT
				6	8.19.19	ADDED SILT FENCE AND MOVED UG TEL



DANTE HOLDINGS, TRUST

3173 NORTH AVENUE

BURLINGTON

GRENIER ENGINEERING, P.C.

155 DEMERITT PLACE #2

P.O. Box 445
Waterbury, VT 05676
TEL: (802) 244-5413
FAX: (802) 244-1572
greengineering.com

Date: 7.28.18

Dwg By: TJM

Scale: 1" = 10'

Sheet No: 1 of 2

Dwg Name: 3173NORTH.AVE

File No: MISC - 309



NORTHWEST VIEW

3171 North Avenue Extension
Burlington, VT

Rendering by
Amy Chorey Drafting and Design
September 23, 2019



SOUTHEAST VIEW

3171 North Avenue Extension
Burlington, VT

Rendering by
Amy Chorey Drafting and Design
September 23, 2019



VIEW FROM BEACH

3171 North Avenue Extension
Burlington, VT

Rendering by
Amy Chorey Drafting and Design
September 23, 2019



SHEET: SEA WALL
SK2 - 1" = 1'-0"

SEA WALL

Wall Mount

LED Wall Sconce

101L



Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Ordering guide

example: 101L-32L-700-NW-G1-3-120-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Distribution	Emergency	Voltage	Options		Finish
							Controls	Electrical	
101L									
101L 101L LED Wall Sconce	16L 16 LEDs (1 module)	530 530mA	CW-G1 Cool White 5700K, 70CRI Generation 1	2 Type 2 3 Type 3 4 Type 4	EBPC Emergency Battery Pack Cold Weather ^{3,4,6,12} Leave blank to omit an emergency option	UNV 120-277V HVU 347-480V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	DD 0-10V Dimming Driver ^{5,6} DCC Dual Circuit Control ^{6,7,8} DynaDimmer: Automatic Profile Dimming ^{7,9,10} CS50 Safety 50% Dimming (7 hours) ^{7,9,10} CM50 Median 50% Dimming (8 hours) ^{7,9,10} CE50 Economy 50% Dimming (9 hours) ^{7,9,10} DA50 All Night 50% Dimming ^{7,9,10} Photoelectric/Receptacle systems (Twist Lock Receptacle) PCB Photocontrol Button ^{5,10,11,12} TLRD5 Twist Lock Receptacle 5-Pin ¹³ TLRD7 Twist Lock Receptacle 7-Pin ¹³ TLRPC Twist Lock Receptacle w/ Photocell ^{11,12,16} Infrared Motion Response systems IMRI2 Integral with #2 lens ^{9,12,14} IMRI3 Integral with #4 lens ^{9,12,14} Network system (SiteWise) SW SW Integral module ^{4,17} Wireless system LLC2 Integral module with #2 lens ^{5,7,9,15} LLC3 Integral module with #3 lens ^{5,7,9,15}	Fusing F1 Single (120, 277, 347VAC) ¹² F2 Double (208, 240, 480VAC) ¹² F3 Canadian Double Pull (208, 240, 480VAC) ¹²	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)
		650 650mA ¹							
		700 700mA							
		1000 1000mA							
		1200 1200mA							
	32L 32 LEDs (2 module)	530 530mA	NW-G1 Neutral White 4000K, 70 CRI Generation 1						
		650 650mA ¹							
		700 700mA							
		1000 1000mA ²							

- 650mA only available with Emergency Battery Pack Cold Rated (EBPC) option
- 32L rated for 30°C at 1000mA
- Available for use with 16L and 32L in 530mA or 650mA only. Rated for -20°C to 35°C.
- Available in 120 or 277V only.
- Not available with Dual Circuit Control (DCC) option.
- EBPC is not available with DCC.
- Not available with Dimming Driver (DD) option.

- Available in 32L with 530mA. Consult technical support center for use with photocell and CS/CM/CE/DA.
- Available in 120-277V (UNV) only.
- Not available with LLC, TLR and DCC.
- Not available with 480V.
- Must specify input voltage.
- TLRD5/7 option not available with LLC, PCB, DCC. Works with 3 or 5 pin NEMA photocell dimming. Dimming will not be connected to TLR if ordering with DD, CS/CM/CE/DA and IMRI.
- Not available with DD, DCC or LLC.

- LLC2/3 Not available with TLR, PCB, IMRI, CS/CM/CE/DA. Ships with WS accessory attached to wireless module. Not for use with LLCR accessory.
- Not available with PCB, TLRD5/7, DCC, LLC.
- SW option is not available with any other control options with the exception of IMRI2, IMRI3 motion response options.

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Fax: 617-895-1002

Associate Architect
Black River Design
73 Main Street, Room 9
Montpelier, VT 05602
Tel: 802-223-2044
Fax: 802-223-1132

BLACK
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Consulting Engineers
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Tel: 802-878-0375

MEP/FP Engineer
BR+A Consulting
Engineers
10 Guest St., 4th Floor
Boston, MA 02135
Tel: 617-254-0016

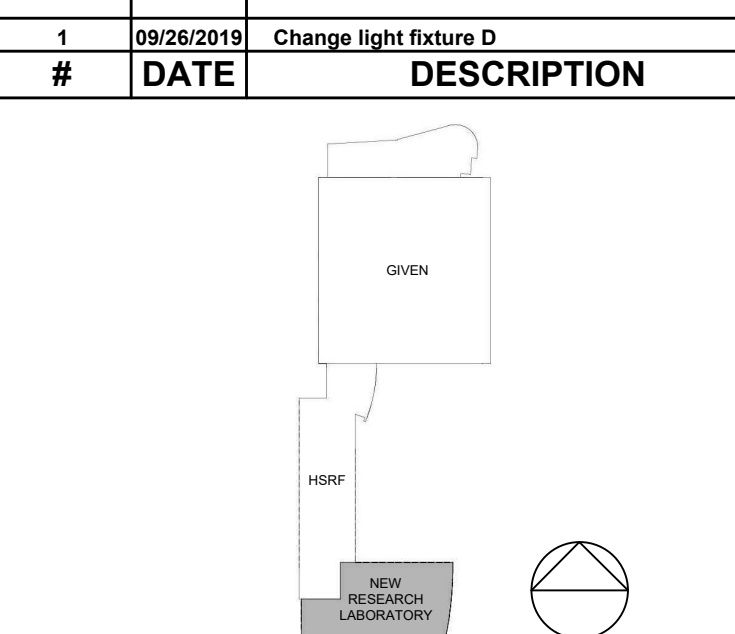
Structural Engineer
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Tel: 802-447-4950

M/P Engineer
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Code Consultant
R.W. Sullivan
Engineering
The Schrafft's City Ctr.
529 Main St., Suite 203
Boston, MA 02129
Tel: 617-254-0016

#	DATE	DESCRIPTION
1	09/26/2019	Change light fixture D



The University of Vermont
NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

LIGHTING PLAN

Drawing Scale	
Project Number	39126.00
Date Issued	08/15/2019

LA-4.00



GIVEN MEDICAL
BUILDING

HEALTH SCIENCES
RESEARCH FACILITY

STAFFORD HALL

CARRIGAN DRIVE

REFER TO LIGHTING PLAN LA-4.20

WATER
TOWER

LIMITS OF WORK

LIMITS OF WORK

REFER TO LIGHTING PLAN LA-4.10

ISO-CONTOUR KEY

ISO-CONTOUR	FOOTCANDLE VALUE
1.00	
0.50	
0.25	

STATISTICAL AREA SUMMARY

Grid Type: Horizontal Illuminance at finish grade.
Grid Units: Footcandles

Statistical Area	Avg	Max	Min	Avg/Min	Max/Min
1 Main Drop-off	0.39	1.30	0.00	N/A	N/A
2 Parking Row	0.43	1.10	0.10	4.30	11.00

Statistical Boundary

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

LIGHT FIXTURE AND POLE SPECIFICATIONS

Fixture A: Manufacturer: Lumec Fixture: L70 Configuration: 1 Optics: SE3 Lamp: 40watt LED 4,100K Lens: PC-FC Color: GN8TX Options: GFI Pole: AM6F-10 Adapter: SFO	Fixture B: Manufacturer: Lumec Fixture: BOR80 Bollard Configuration: 1 Lamp: 5 watt LED	Fixture BL: Manufacturer: Code Blue www.codeblue.com Fixture: CB 1-s (pedestal mount) Finish Color: British Racing Green Graphics Text: "Emergency" (2 sided) Graphics Color: Yellow Opening: FP2
Fixture C: Manufacturer: we-ef Fixture: DDC220 630-4338 Finish Color: Black Lamp: 24watt LED Mounting Height: ±10'-9"ft Refer to architect's building elevations.	Fixture D: Manufacturer: Gardco Fixture: 101 Wall Sconce Finish Color: Black Lamp: 16 LED-530ma Distribution: Type III Mounting Height: ±12ft Refer to architect's building elevations.	Fixture E: Manufacturer: Bega Fixture: 22384 Finish Color: Black Lamp: 11.2 watt LED Mounting Height: ±3ft Refer to architect's building elevations.
Fixture F: Manufacturer: Lumec Fixture: L70 Configuration: 1 Optics: SE5 Lamp: 40watt LED 4,100K Lens: PC-FC Color: GN8TX Options: GFI Pole: AM6F-10 Adapter: SFO	Fixture G: Manufacturer: Lumec Fixture: L70 Configuration: 1 Optics: SEV Lamp: 40watt LED 4,100K Lens: PC-FC Color: GN8TX Options: GFI Pole: AM6F-10 Adapter: SFO	

- Notes:
- Contractor to provide shop drawings of all light fixtures and accessories for review and approval.
 - No light fixture substitutions will be allowed without prior approval.
 - Refer to all lighting plans and lighting details for additional information.
 - Contractor to take special care to make sure light fixtures are installed in the locations identified on the lighting plans, avoiding conflicts with trees and other plant material.
 - Refer to lighting details for light horizontal offset when pole mounted lights are located next to walks and plazas.
 - Refer to lighting details for light pole bases and fixture installation requirements.
 - Contractor to coordinate with electrical engineer's drawings for all site and exterior building mounted light fixtures for conduit and control information.

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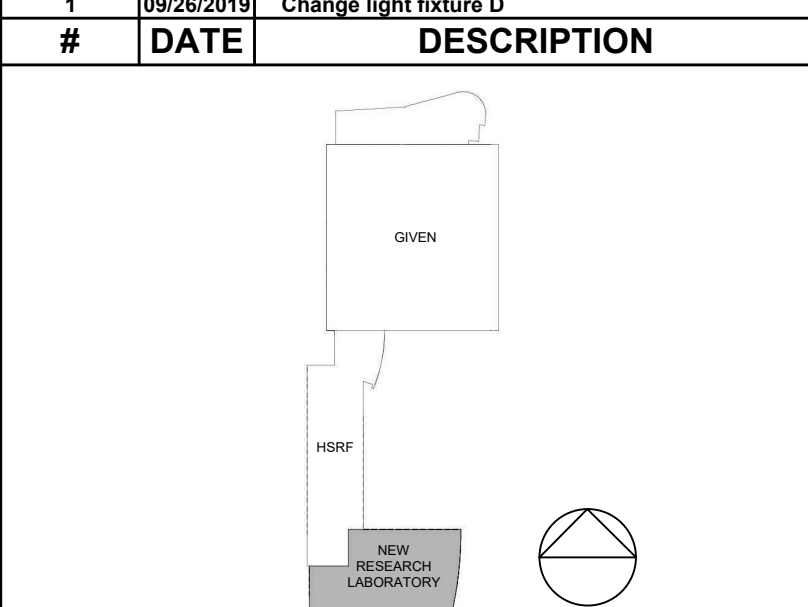
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#	DATE	DESCRIPTION
1	09/26/2019	Change light fixture D



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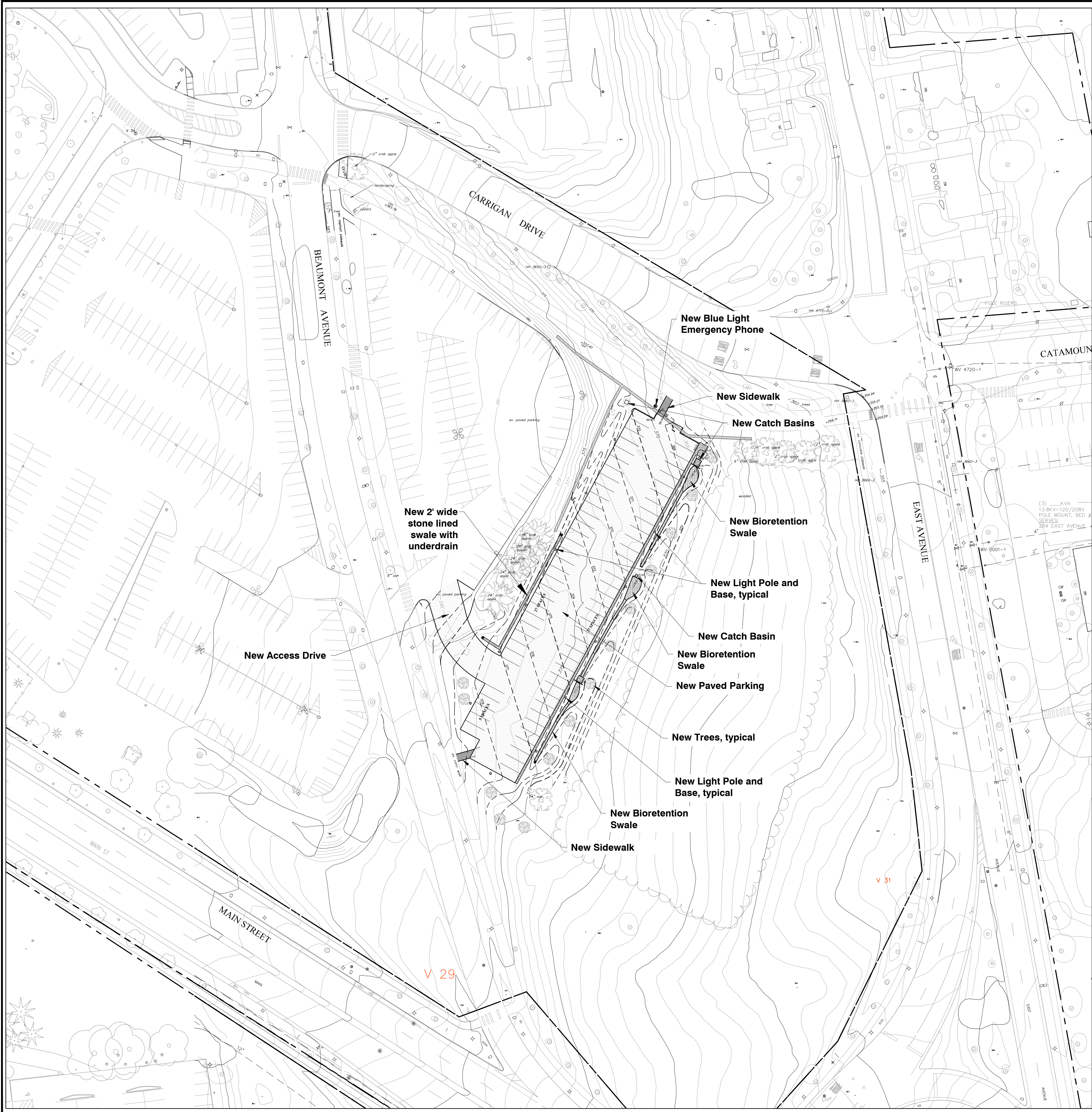
LIGHTING PLAN

Drawing Scale	
Project Number	39126.00
Date Issued	08/15/2019

LA-4.10



A-4.20



NOTES

- The Contractor shall be responsible for repairing all disturbed areas back to original condition, including but not limited to curbing, sidewalks, road, parking areas, landscaping, site lighting, electrical, and etc. All asphalt shall be sawcut prior to paving.
- All stumps, rock, and other non-approved trench backfill material discovered during construction is the exclusive property of the Contractor and shall be removed from UVM property and disposed of in a State approved disposal location. All existing soils reused for fill shall conform to all applicable sections of VTRANS specifications Section 203-Excavation & Embankments. Contractor shall review soil investigation report and soils logs prior to bid. Any soil reused as fill under roads and applicable concrete sidewalks shall pass a subgrade proof roll with a loaded tandem. Fill soils that do not pass a subgrade proof roll shall be removed and replaced at the Contractor's expense.
- All passing sieve, proctor, and compaction testing expenses shall be paid by Owner. Testing coordination, all other required testing, and expenses for failed tests shall be the Contractor's responsibility.
- The Contractor shall contact the Burlington Electric Department prior to any work in the vicinity of the existing electric conduits.
- This project requires coverage under an Individual Construction Stormwater Discharge Permit and the City of Burlington Standard Erosion Prevention & Sediment Control Permit. The Contractor shall be the On-site Coordinator for the project and shall be responsible for all required inspections (minimum weekly and after any storm event that produces a discharge), turbidity readings, maintenance, and reporting. The On-Site Plan Coordinator shall be required to provide a turbidity meter for the project. The Contractor shall be responsible for installing, maintaining and removing all erosion and sediment control devices shown on the plans or details and, to the maximum extent practical, to minimize potential contamination of stormwater runoff from the construction activities.
- Contractor shall be responsible for all "As-built" measurement and drafting requirements as outlined on the Detail Sheets. All trench excavations shall remain open until all as-built survey shots have been taken. Progress Record Drawings shall be submitted to the Engineer as indicated in the Record Drawing specifications.
- The Contractor shall be responsible for all construction barrier/safety fencing required for the project.
- Definition of "Preconstruction Excavation" for these contract documents shall be: The site contractor shall expose utilities and obtain all necessary information, including but not limited to, invert elevation, size, depth, pipe type, joint location, etc. Contractor shall transit survey the location and elevations of the utility. Contractor shall provide the engineer with sketches indicating horizontal and vertical information of pipe or conduit type and size, cross-section information, concrete encasement information (top and bottom elevations, width, etc.), joint location, etc. of each required existing underground utility. Accuracy of horizontal location is within 1 foot, and accuracy of vertical elevation is within 0.02 ft. (1/4"). Coordinate all excavation with City, Owner, and Engineer. Preconstruction excavations shall occur prior to ordering structures and prior to utility construction to facilitate redesign and/or design confirmation.
- The location of the preconstruction excavation symbols does not necessarily indicate the location of the buried utility. It is the responsibility of the Contractor to find and expose the utility.
- Contractor shall be responsible for importing topsoil as required to complete the project. Contractor shall test topsoil for approval by the Owner and Engineer. See Soil & Seed Notes (CD-2) and Post Construction Soil Depth and Quality Notes (C-1.2).
- The Contractor shall be responsible for all signage and fencing necessary to providing safe vehicular and pedestrian access through or around the site during construction.
- All storm pipes shall be PVC SDR 35 unless otherwise noted.
- All new catch basins must have one 6" precast concrete grade ring.
- Temporary groundwater and stormwater by-pass pumping and/or diversion is the responsibility of the Contractor. The Contractor is responsible for providing all necessary pumps and equipment to perform the work. Overnight pumping is not allowed. Effluent shall be pumped to a sediment filter bag downslope from disturbed soil. Additional sediment treatment practices may be required to ensure visibly discolored water does not discharge from the site.
- All sidewalks shall have 2% maximum cross slope.
- Removal of all erosion control matting and inlet protection is the responsibility of the Contractor.
- At the end of the project, clean the sumps of all new and existing catch basins and storm manholes within the project limits.
- Electrical, lighting and PBX lines are shown for illustrative/coordination purposes only. Refer to Electrical plans and specifications for design.
- There are existing PBX conduits located in the vicinity of this project. The Contractor shall contact UVM Telecommunications and Network Services (656-3339) prior to any work in the vicinity of the PBX conduit. The Contractor shall carefully excavate around the PBX conduit to prevent damage to the PBX infrastructure. Contractor shall be responsible for placing Owner supplied locator balls over exposed conduits prior to backfilling.

Legend (See Sheet EX1.0 for existing conditions Legend)

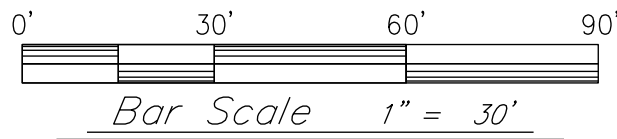
- | | |
|------------------------|--------------------------------------|
| BL | Proposed blue phone |
| ☆ | New light pole and base |
| ⊕ | Inlet protection around catch basin |
| ⊗ | Preconstruction Excavation |
| x363.9 | Finish Grade Spot Grade Elevation |
| → | Finish Grade Direction of Flow |
| - - - - - | New Finish Grade Contour |
| - G - - - - - | New Gas Line/Valve |
| - S - - - - - | New Sewer Line/Manhole |
| - FM - - - - - | New Sewer Forcemain |
| - ST - - - - - | New Storm Line/Manhole/Basin |
| - UD - - - - - | New Underdrain |
| - - - - - FD - - - - - | New Footing Drain - See Structural |
| - - - - - RD - - - - - | New Roof Drain |
| - W - - - - - | New Water Line/Hydrant/Valve/Shutoff |
| - PBX - - - - - | New PBX Line/manhole |
| ▬ | New Concrete/Granite Curb |
| ▬ | New pavement and subbase |
| ▬ | New Concrete Walk |



University of Vermont

Physical Plant Department
284 EAST AVENUE
BURLINGTON, VERMONT 05405
Project Manager: Scott Goodwin

CIVIL ENGINEER



Project:

University of Vermont
Jeffords East
Lower Lot

Project No. 19249
Scale 1" = 40'
Drawn by DMR
Checked by
Date 9/26/2019

Revisions
No. Date

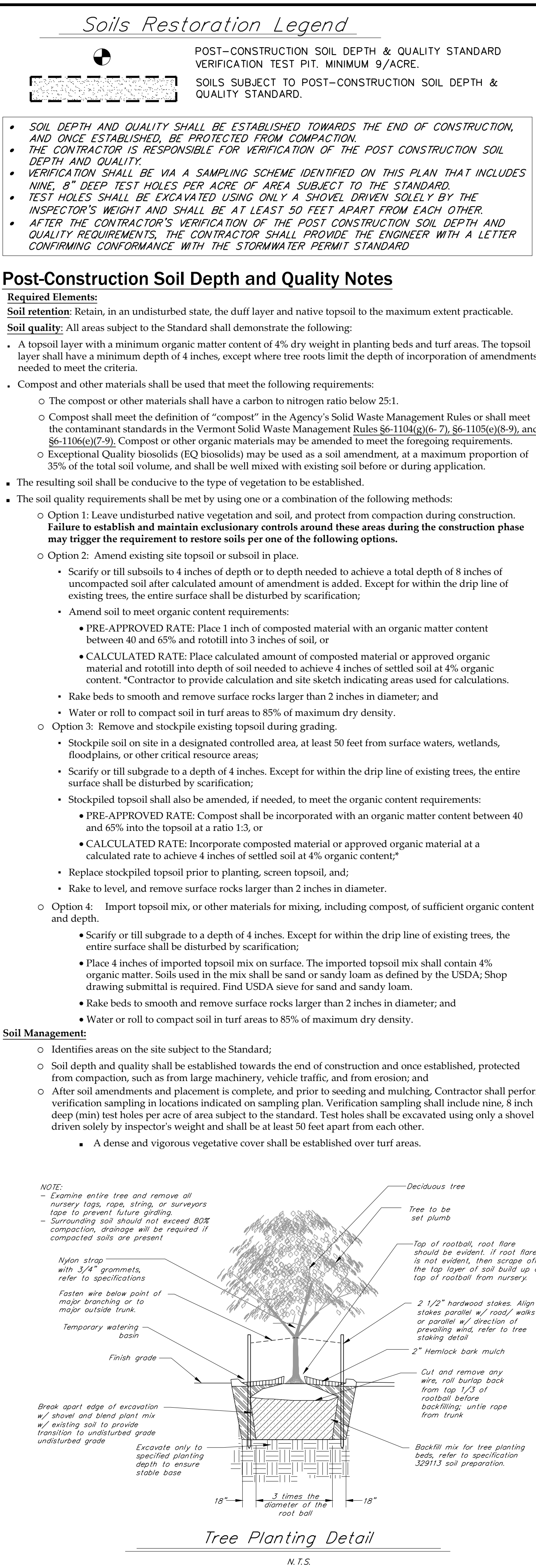
Drawing Title

Overall Site Plan

Drawing No.

C-1.0





Physical Plant Department
284 EAST AVENUE
BURLINGTON, VERMONT 05405
Project Manager: Scott Goodwin



**KREBS &
LANSING**
CONSULTING ENGINEERS

164 Main Street, Suite 201
Colchester, Vermont 05446



University of Vermont
Jeffords East
Lower Lot

Project No. 19249
Scale 1"=20'
Drawn by DMR
Checked by _____
Date 9/26/2019

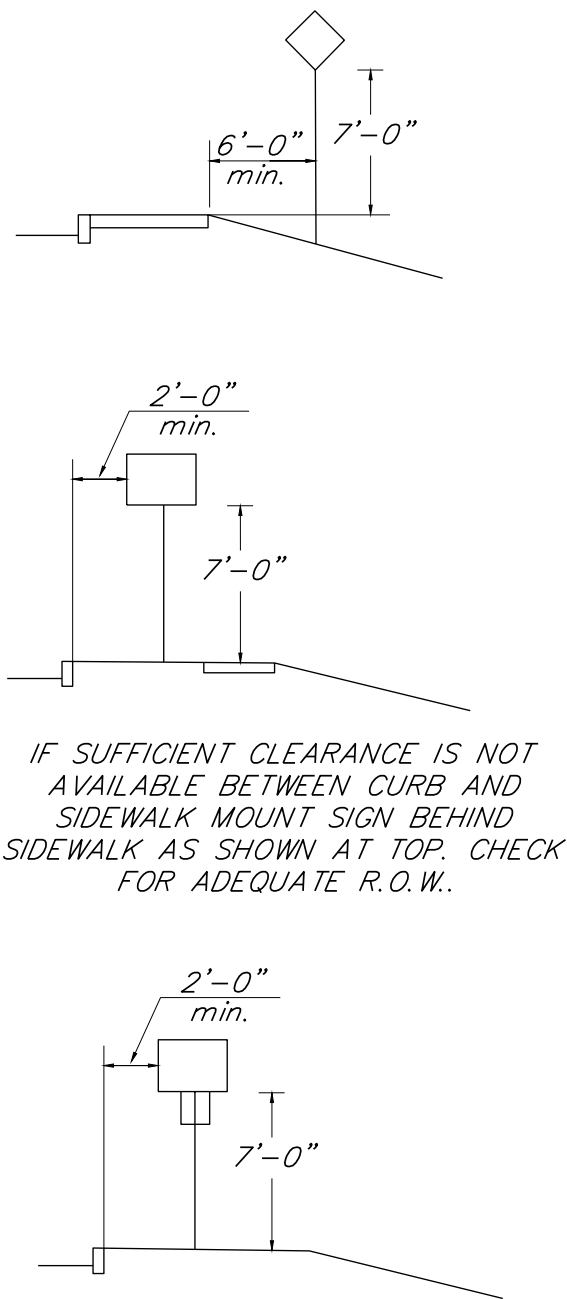
Revisions	
No.	Date

Drawing Title

Landscaping and Post Construction Soil Restoration Plan

Drawing No.

C-1.2



Sign Placement Detail

ALL PANELS SHALL HAVE RETROREFLECTIVE BACKGROUNDS

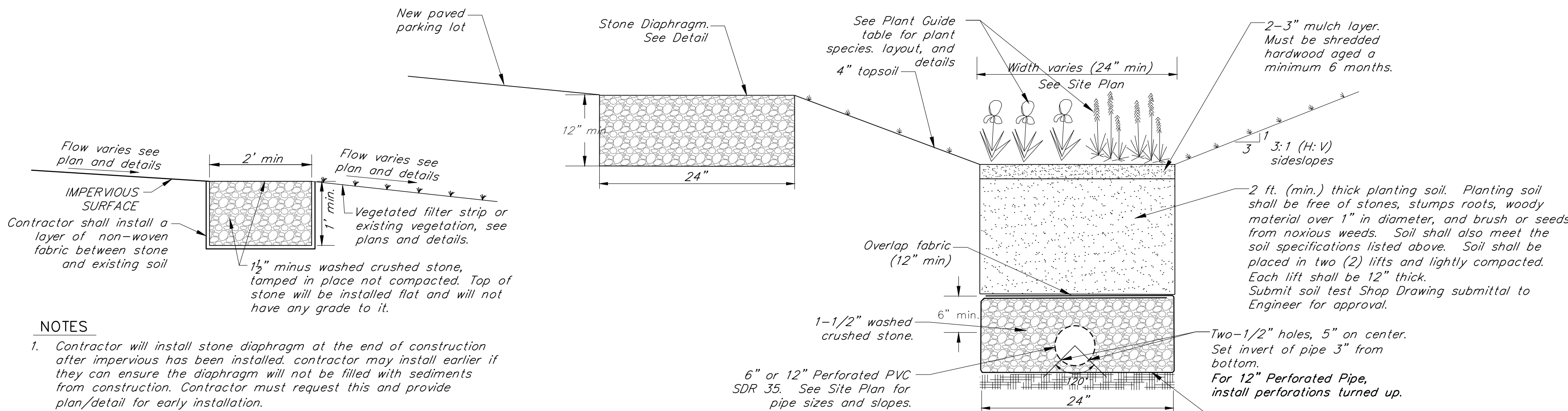
ALL SIGN POSTS SHALL BE 2" SQUARE TUBE GALVANIZED STEEL PLACED IN GALVANIZED STEEL ANCHOR SLEEVES.

SIGN POST NOTES

- ALL SQUARE TUBE STEEL POSTS AND ANCHORS SHALL BE FORMED INTO A SIZE AND SHAPE IN SUCH A MANNER THAT NEITHER FLASH NOR WELD SHALL INTERFERE WITH THE TELESOPING PROPERTIES, NOR DAMAGE THE GALVANIZING.
- ANCHORS MAY BE DRIVEN OR SET INTO A DUG HOLE AND BACKFILLED. IF DRIVEN, A DRIVING CAP SHALL BE USED. THE DUG HOLE INSTALLATION METHOD SHALL BE UTILIZED IN AREAS WITH POOR SOIL CONDITIONS OR AS DIRECTED BY THE ENGINEER. BACKFILL SHALL BE COMPACTED AS DIRECTED BY THE ENGINEER.
- THE TOPS OF SIGN POSTS SHALL BE AT OR NEAR THE TOP OF SIGN. THE POST SHALL NOT EXTEND ABOVE THE TOP OF SIGN.
- SIGN POSTS SHALL BE INSTALLED A MINIMUM OF ONE FOOT BELOW GROUND, INSIDE THE ANCHOR. THE LENGTH OF ANCHOR EXPOSED ABOVE GROUND SHALL NOT EXCEED FOUR INCHES.

Pavement Marking Notes

- Typical UVM parking space is 8'-6" center of line to center of line marked with 4" wide Yellow Point.
- ADA space is blue box, yellow stencil, yellow trim. Coordinate exact requirements with UVM Transportation and Parking Services.
- Paint for pavement markings shall be Hydrophast Waterborne Traffic Paint by Franklin Paint Company. It shall be reflective, VOC compliant fast drying, 100% acrylic waterborne traffic paint. Paint for stop bars and crosswalks shall be white all other line striping shall be yellow. Confirm paint color with UVM Transportation & Parking Services prior to application.
- Traffic paint shall be applied with a uniform thickness and at a rate such that no pavement is visible after drying. Additional paint application will be required if underlying pavement is visible.



Bioretention Planting Soil Bed Detail

N.T.S.

AS-BUILT (RECORD) DRAWINGS

The Contractor shall be responsible for providing the Owner with an as-built (record) utility site drawing in both PDF and AutoCAD format that meets the specifications below:

- Drawing shall be in AutoCAD 2013 format. The civil design AutoCAD file drawing shall be used as the base for the as-built drawing. All information added to the base AutoCAD drawing shall be drafted in accordance with the Utility Record Drawing Drafting Standards shown on this plan.
- The Contractor shall continue to update as-built drawing throughout the project. The as-built drawing shall be updated so that at any time in the project, infrastructure installed is located, plotted and drafted in the as-built drawing within 2 weeks of installation.

The Contractor shall copy the as-built drawing to the Engineer weekly during construction. The drawing shall include as-built survey shots including elevation and description of shot. The as-built survey shots shall be placed on a separate layer from the line work and shall be designated by date as AB-SHOT-XX-XX-XX (date). (for example, an as-built waterline topo shot shall be on a layer titled (AB-SHOT-01-08-08).

- The Contractor shall utilize survey equipment able to locate infrastructure at the desired accuracy listed below. Footing drains and underdrains are exempt from the as-built requirements if they are constructed in accordance with the plans. Stormwater collection pipes for footing drains or underdrains must be survey located and included in the Record Drawing.

Utility	Horizontal Tolerance	Vertical Tolerance
Storm manhole/cb - rims/inverts/sumps Storm cleanout - invert Storm pipe - change slope/bend Storm pipe - building invert	1'	0.1'
PBX - top concrete (every 36' max.) PBX - trench x-section (number and type conduit, encasement detail, conduit length, run direction) PBX manhole - rim, inverts, sump	1'	0.1'
Electric-Primary - change slope/bend Electric-Primary - top concrete (every 36' max.) Electric-Primary - trench x-section (number and type conduit, encasement detail) Electric-Secondary - change slope/bend Electric-Secondary - top concrete (every 36' max.) Electric-Secondary - trench x-section (number and type, encasement detail)	1'	0.1'
Other - EXISTING UTILITIES, ETC.	1'	0.1'

Contractor shall be responsible for locating and identifying all existing utilities that are exposed in the process of installing new utilities. Provide at least 2 shots on each utility found (every 36' max) as well as bends, fittings, and changes in slope.

Site Lighting - Contractor shall be responsible for providing to the Owner a "mark-up" plan showing the layout of the site lighting conduit from light pole to light pole. If unforeseen site conditions require site lighting conduits to deviate from a predictable light pole to light pole path, the Contractor shall be responsible for providing "as-built" topographic shots in accordance with the standards for Electric-Secondary above.

PLANT GUIDE FOR STORMWATER BIORETENTION AREAS

SHRUBS	HERBACEOUS SPECIES
Hamamelis virginian (Witch Hazel)	Iris versicolor (Blue Flag)
Ilex verticillata (Winterberry)	Labellia cardinalis (Cardinal Flower)
Viburnum dentatum (Arrowhead)	Rudbeckia laciniata (Cutleaf Coneflower)
Alnus serrulata (Brook-side Alder)	Scirpus cyperinus (Woolgrass)
Cornus stolonifera (Redosier Dogwood)	Scirpus pungens (Three Square Bulrush)

- Shrubs and herbaceous species shall be plant within the area of the bioretention soils and shall have a spacing of five feet on center for shrubs and 2.5 feet on center for herbaceous vegetation.
- At least 3 different species of herbaceous perennials and shrubs shall be used.

BIORETENTION SOIL CHARACTERISTICS

Parameter	Value
pH range	5.2 to 7.00
Organic matter	2.5% to 8.0% by volume
Soil (loamy sand, sandy loam, or loam)	
Sand	60% to 85% passing by weight
Silt	0% to 20% passing by weight
Clay	0% to 5% passing by weight
Mulch	Bark Mulch - Submit sample for approval
Available Phosphorus	0.2%

A dense and vigorous vegetative cover shall be established over all pervious drainage areas upslope of the bioretention areas.

ACAD Layer Naming Convention

X-XXXX-XXXX- XXXX

Identifier
Minor Group
Major Group
Discipline Code

Discipline Codes:

- B - Background (x-ref) (by WM Group only)
- C - Civil
- E - Electrical
- M - Mechanical
- S - Site
- T - Telecommunications
- U - Controls
- X - Other

Major Group Codes:

- B - Background (x-ref) (by WM Group only)
- BASE Roads, parking lots, walks, general

BLDG Building

C - Civil
NGAS Natural Gas

SSWR Sanitary Sewer

STRM Storm Sewer
WATR Domestic Water

E - Electrical

- PPOW Primary Power Distribution
- SPOW Secondary Power Distribution
- EPOW Emergency Power
- LITE Lighting

M - Mechanical

- CHWR Chilled Water
- FOIL Fuel Oil and Tanks
- STEM Steam, Condensate
- COGN Future Cogen Conduits

T - Telecommunications
PBX PBX
TELE Telephone

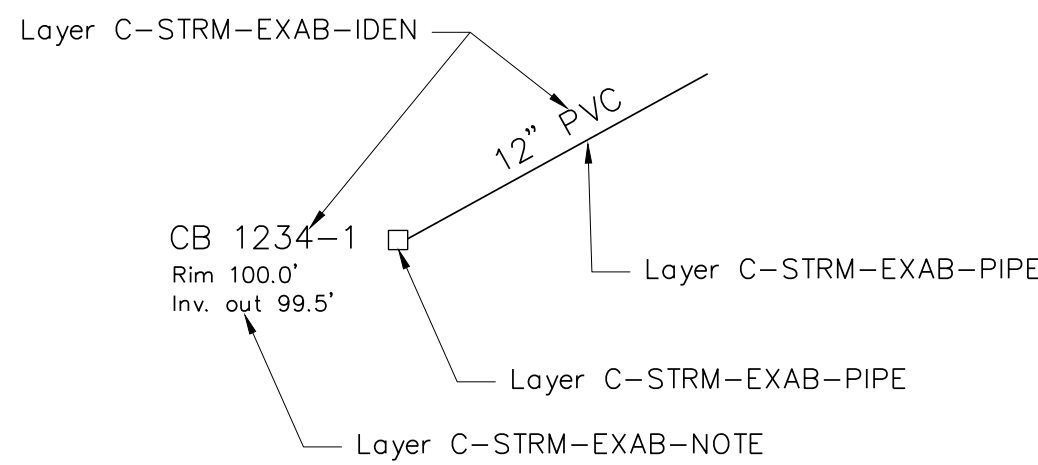
U - Controls

- EMCM Emergency Communication
- BC Building Controls
- SECU Security/Fire

Identifier Codes:

- PIPE Pipe (Actual pipe either active or abandoned)
- CNDT Conduit (Actual conduit/bank either active or abandoned)
- IDEN Identification (Manhole/pipe/conduit labels)
- NOTE Notes (Notes as required - 1"=30' scale)
- HTCH Hatching (UVM & non-UVM building hatching) (Background ONLY)

Symbols (i.e. manholes, hydrants, handholes, valves, etc.) should appear on PIPE/CNDT layer. (Others as needed)



DRAFTING EXAMPLE

C) Minor Group Codes:

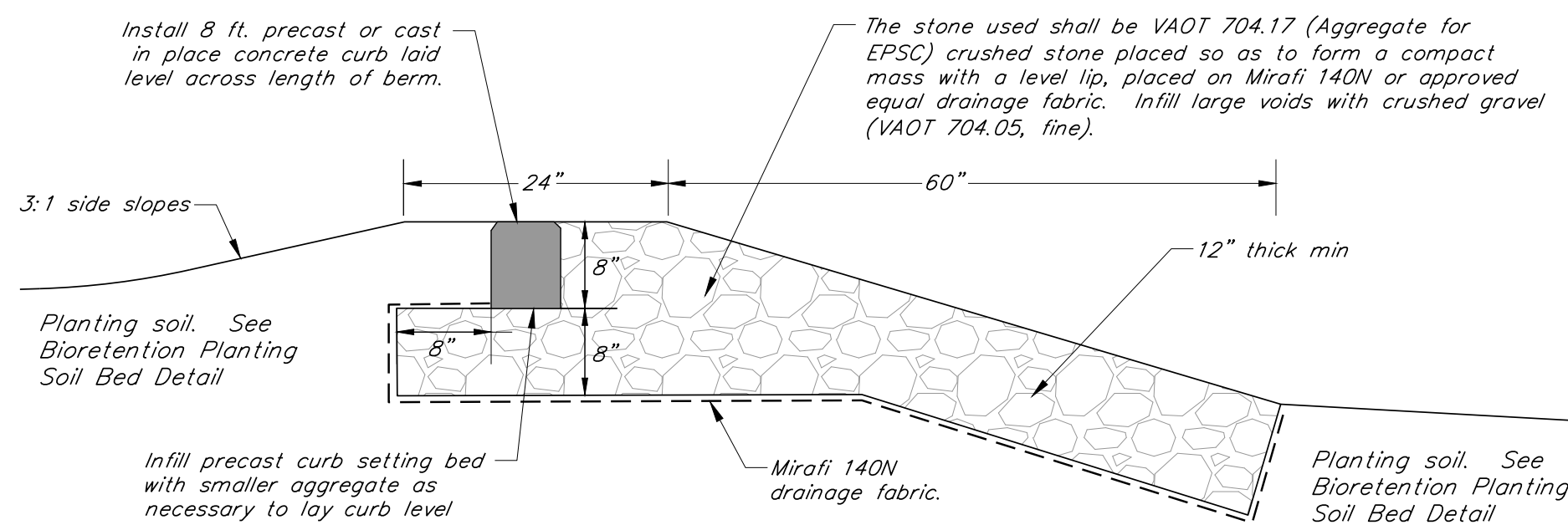
- IDEN Street names, etc.
- PKNG Parking Spaces
- WATER Streams, Ponds (Spear St. Only)
- UVM1 UVM building
- NUVM Non UVM building

- EXAP Existing Approximate (Typical for all Utilities)
- EXAP Existing "AS-BUILT" (Typical for all Utilities)

UTILITY	IDENTIFIER	COLOR CODE
STORM WATER	STRM	47
SANITARY SEWER	SSWR	94
NATURAL GAS	NGAS	20
WATER	WATR	170
STEAM/CONDENSATE	HPS,LPS PCR,HPR	10
CHILLED WATER	CHW,CW	130
FUEL OIL PIPING/TANKS	FO	210
PRIMARY POWER DISTRIB.	PPOW	10
SECONDARY POWER DISTRIB.	SPOW	10
EMERGENCY POWER	EPOW	210
LIGHTING	LITE	130
EMERGENCY COMMUNICATION	EMCM	170
BUILDING CONTROLS	BC	94
SECURITY/FIRE	SEC	90
PBX	PBX	20
COGEN CONDUITS	COG	48
TELEPHONE	TELE	130

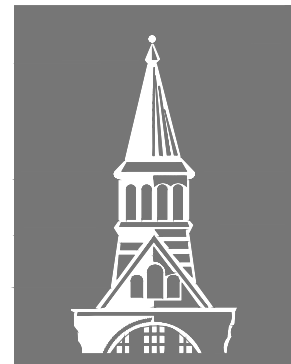
2.) ACAD Standards

- A) TEXT STYLE:
FOR GENERAL TEXT USE: "UVM-GENTEXT" STYLE
FONT: SIMPLEX
FONT SIZE (IDENTIFIER LAYER): 3.50 (MODEL SPACE)
FONT SIZE (NOTES LAYER ONLY): 2.50 (MODEL SPACE)
JUSTIFY: BOTTOM OR TOP CENTER
ORIENTATION: LEFT TO RIGHT
OR BOTTOM TO TOP
FORMAT: ENGINEERING
- B) LINE STYLE:
EXISTING - ACTIVE:
LINETYPE: CONTINUOUS
LINETYPE SCALE: 1.000
(examples) 8"HPS
EXISTING - ABANDONED:
LINETYPE: DASHED2
LINETYPE SCALE: 0.35
(examples) 4"NG-abon 12"SAW-abon



Curb Weir Overflow Detail

N.T.S.



The
UNIVERSITY
of VERMONT
UVM

University of Vermont

Physical Plant Department
284 EAST AVENUE
BURLINGTON, VERMONT 05405
Project Manager: Scott Goodwin

CIVIL ENGINEER

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

Project:

University of Vermont
Jeffords East
Lower Lot

Project No. 19249

Scale not to scale

Drawn by DMR

Checked by

Date 9/26/2019

Revisions

No. Date

Drawing Title

Civil Details

Drawing No.

C-5.2

Scott Gustin

From: Chris Khamnei <chris@creativem.com>
Sent: Thursday, September 26, 2019 12:42 PM
To: Scott Gustin
Cc: Dennis Ailor; Norm Baldwin; Brad Biggie; Chapin Spencer; Kimberlee Sturtevant; Ward
Subject: Re: 221-223 St. Paul Street
Attachments: 19.09.26.SpiteFence24VSA3817.pdf; Pic1.pdf; Pic8.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[WARNING]: External Message

Scott,

I request that before the October 1st hearing that you, the board and the building department perform a site visit.

Basically, my issue is that the zoning permit you are recommending to be approved is a farce. The work has already been **completed** again without permits on mine and my neighbor's property. Please see the attached pictures.

About a week ago, a fence was erected less than 2 feet away from my four egress windows blocking the air light in violation of 24VSA3817 (see attached statute). If Dennis applies for a permit for an 8 foot fence then he should explain why it is NOT a Spite Fence.

A redstone retaining wall was removed without my knowledge that it was mine and my property. It was replaced with blocks on my property without my knowledge it was on my property. Most of the failed retaining wall was removed but a section towards the front of the property remains. This is becoming a permanent part of the proposed work but is not in the zoning permit.

About a month ago, Dennis connected chains to the top of the blocks and anchored them to concrete that he poured in the center of his driveway. Now the blocks are kicking out from below. Eventually they will also fail.

The meetings that Dennis set up with me were a farce. While we were meeting, he had six to eight workers vigorously working on my property without permission or permits. I am grateful nobody got hurt on my property.

A wooden retaining wall was built to further expand his driveway toward my property. The wooden wall is already bellowing.

Also, Dennis installed a silt fence along what he believes is the property line. I believe this also to be on my property.

Most importantly, the pictures clearly show that the grade on my property has been raised upto seven feet in some areas.

Again, in essence, the work completed does NOT match the zoning permit request and I respectfully request a site visit. This is an impossible permit to approve because if Dennis followed the regulations of a 1 foot rise 2 foot run slope on the embankment and the original elevations ;



then he would lose completely his driveway and over half of his backyard would be sloped. The only solution is to reinstall my retaining wall which according to the Engineer that looked at it two years ago needs to be cantilevered.

Sincerely,
Chris

Chris C. Khamnei, Ph.D.
Green Mountain Real Estate
199 South Union Street #0
Burlington, VT 05401
[REDACTED] (Main Line)
[REDACTED] (Maintenance)
[REDACTED]
www.RentInVT.com

On Mon, Sep 23, 2019 at 1:45 PM Scott Gustin <SGustin@burlingtonvt.gov> wrote:

Good afternoon Chris,

The staff report to the Development Review Board regarding your appeal of a zoning permit for grading and stabilization work at 221-223 St. Paul Street is attached. You or a representative need to be at the DRB meeting next Tuesday 10/1 at 5:00 PM in Contois Auditorium, City Hall.

Scott

Scott Gustin, AICP, CFM

Principal Planner & Asst. Administrative Officer

The Vermont Statutes Online

The statutes were updated in November, 2018, and contain all actions of the 2018 legislative session.

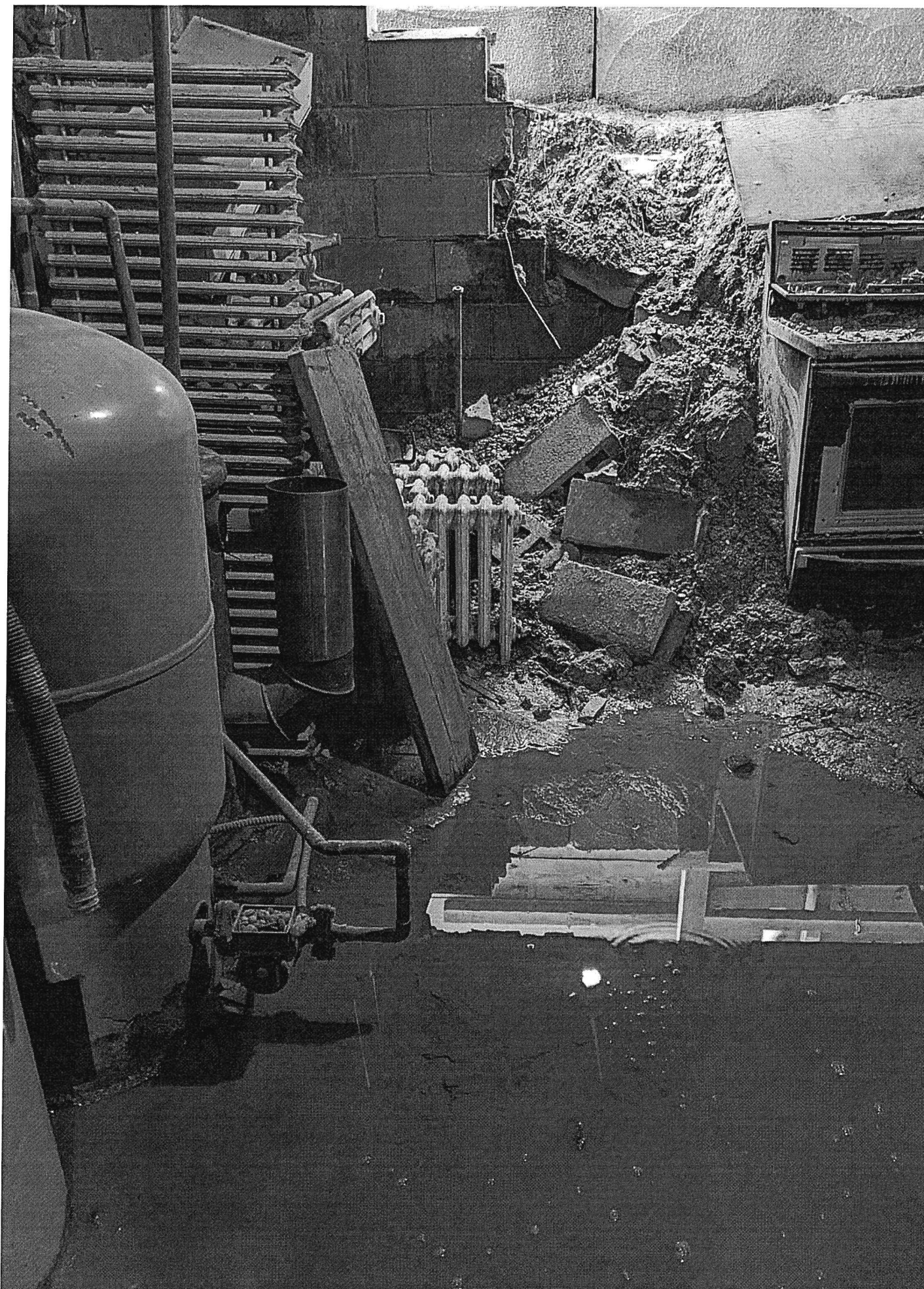
Title 24 : Municipal And County Government

Chapter 109 : Fences And Fence Viewers

(Cite as: 24 V.S.A. § 3817)

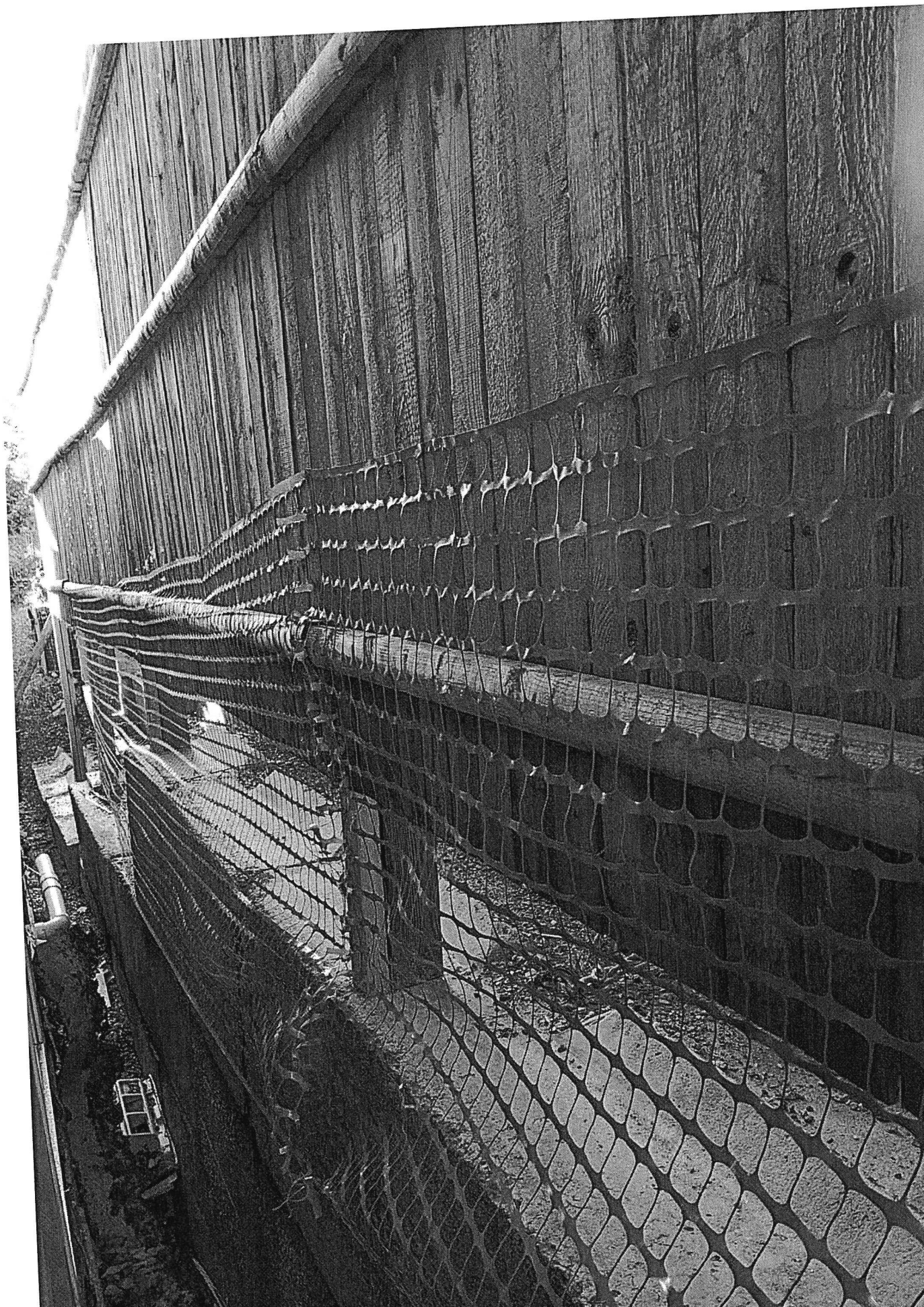
§ 3817. Unnecessary fence; maintenance prohibited; penalty

A person shall not erect or maintain an unnecessary fence or other structure for the purpose of annoying the owners of adjoining property by obstructing their view or depriving them of light or air. A person who violates a provision of this section shall be fined not more than \$100.00.





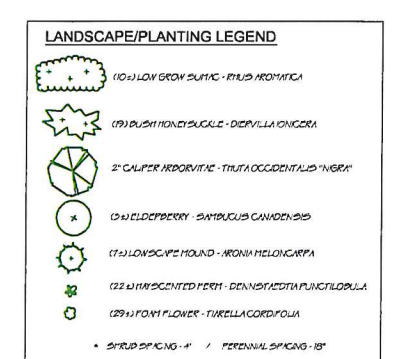
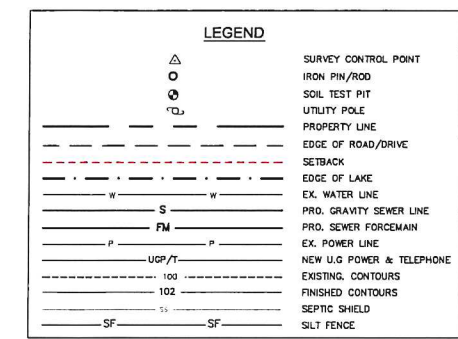
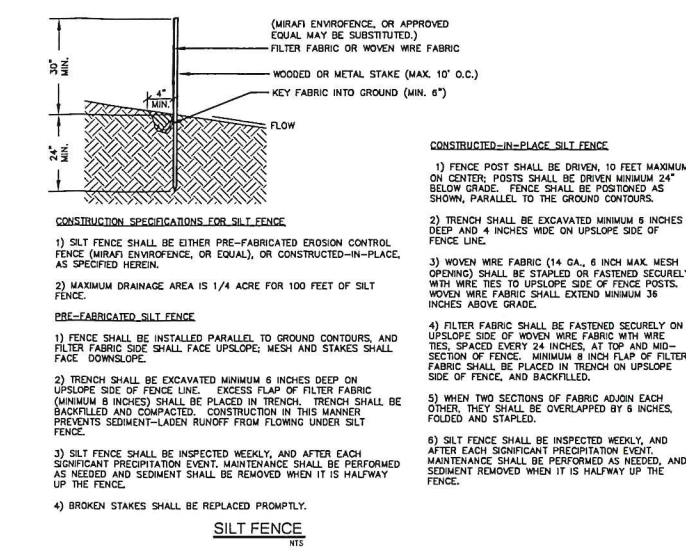
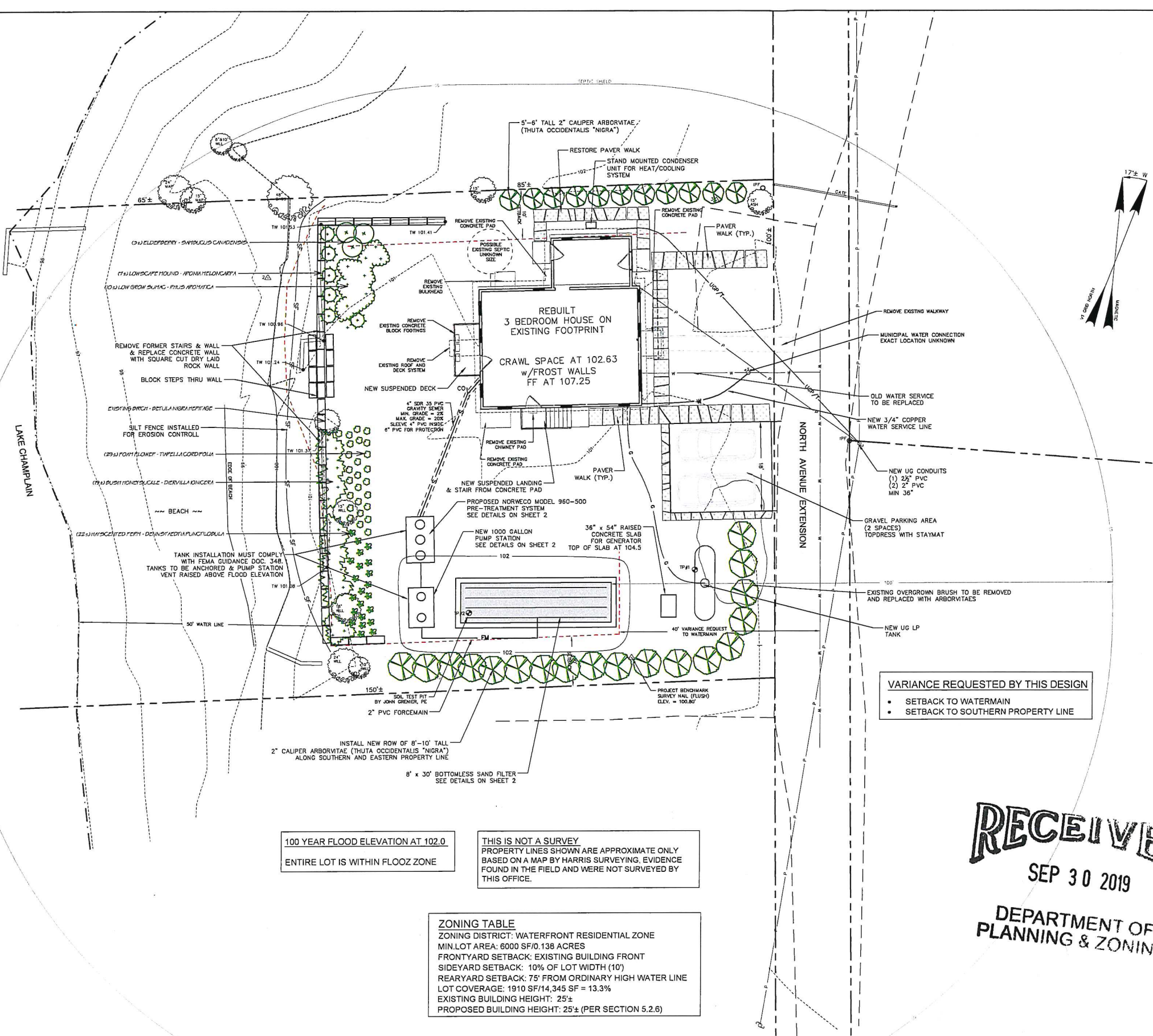












VARIANCE REQUESTED BY THIS DESIGN

- SETBACK TO WATERMAIN
- SETBACK TO SOUTHERN PROPERTY LINE

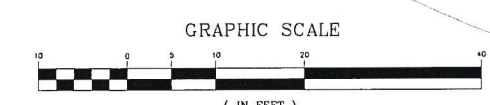
RECEIVED
SEP 30 2019
DEPARTMENT OF
PLANNING & ZONING

100 YEAR FLOOD ELEVATION AT 102.0
ENTIRE LOT IS WITHIN FLOOD ZONE

THIS IS NOT A SURVEY
PROPERTY LINES SHOWN ARE APPROXIMATE ONLY
BASED ON A MAP BY HARRIS SURVEYING. EVIDENCE
FOUND IN THE FIELD AND WERE NOT SURVEYED BY
THIS OFFICE.

ZONING TABLE

ZONING DISTRICT: WATERFRONT RESIDENTIAL ZONE
MIN. LOT AREA: 6000 SF/0.138 ACRES
FRONT YARD SETBACK: EXISTING BUILDING FRONT
SIDE YARD SETBACK: 10% OF LOT WIDTH (10')
REAR YARD SETBACK: 75' FROM ORDINARY HIGH WATER LINE
LOT COVERAGE: 1910 SF/14,345 SF = 13.3%
EXISTING BUILDING HEIGHT: 25'±
PROPOSED BUILDING HEIGHT: 25'± (PER SECTION 5.2.6)



NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By	No.	Date	Revision	By
7	8.30.19	REVISED HOUSE GRADES, PARKING AREA & NOTES	TJM	1	9.04.18	REVISED TO NORWECO PRE-TREATMENT SYSTEM & ADDED PUMP STATION	TJM
8	9.04.19	REVISED ZONING TABLE LOT COVERAGE	TJM	2	10.16.18	REVISED HOUSE FOOTPRINT	TJM
9	9.17.19	ADDED SPOT ELEVATIONS ALONG EX. SEAWALL	TJM	3	11.28.18	MOVED LEACHFIELD TO MEET 40' SETBACK TO WATERMAIN	TJM
10	9.23.19	REVISED WALKWAY, PARKING & LANDSCAPING PER BURLINGTON DESIGN ADVISORY BOARD REVIEW	TJM	4	1.10.19	REVISED HOUSE FOOTPRINT, ADDED LANDSCAPING	TJM
11	9.27.19	RELOCATED PARKING SOUTH & ADDED LANDSCAPING	TJM	5	7.29.19	REVISED HOUSE FOOTPRINT	TJM

SEPTIC SITE PLAN
DANTE HOLDINGS, TRUST
3173 NORTH AVENUE
BURLINGTON

GRENIER ENGINEERING, PC
155 DEMERITT PLACE #2
BURLINGTON, VT 05401
TEL: (802) 244-6413
FAX: (802) 244-1572
www.grenierengineering.com

Date: 7.26.19
Dwn By: TJM
Scale: 1" = 10'
Sheet No: 1 of 2
Dwg Name: 3173 NORTH AVENUE

3173 NORTH AVE

SHORELINE LANDSCAPE

SHRUB SPACING - 4 FT

PERENNIAL SPACING - 18"

RECEIVED

SEP 30 2019

DEPARTMENT OF
PLANNING & ZONING

(9) LOWSCAPE MOUND - ARONIA MELONCARPA

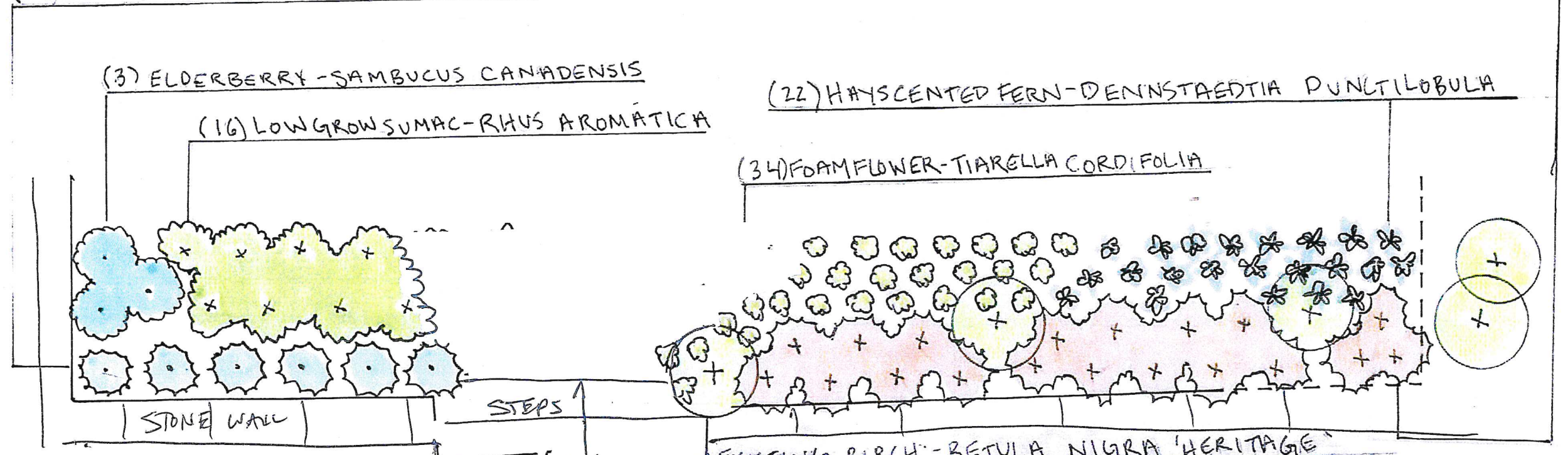
(3) ELDERBERRY - SAMBUCUS CANADENSIS

(16) LOW GROW SUMAC - Rhus AROMATICA

(19) BUSH HONEYSUCKLE - DIERVILLA LONICERA

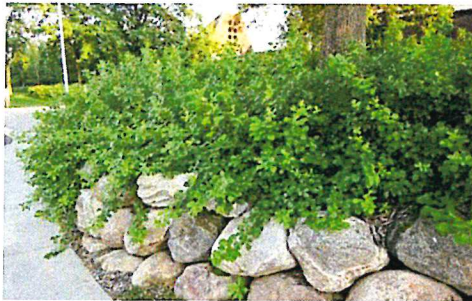
(22) HAYSCENTED FERN - DENNSTAEDTIA PUNCTILOBULA

(34) FOAMFLOWER - TIARELLA CORDIFOLIA





Aronia Low Scape Mound— *Aronia melanocarpa*



Low Grow Sumac— *Rhus aromatica*



Elderberry— *Sambucus canadensis*



Bush Honeysuckle - *Diervilla ionicera*

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SEP 30 2019
DEPARTMENT OF
PLANNING & ZONING



Foamflower– *Tiarella cordifolia*



RECEIVED

SEP 30 2019

DEPARTMENT OF
PLANNING & ZONING

Hayscented Fern– *Dennstaedtia punctilobula*



VIEW FROM OVER BEACH/LAKE

3173 North Avenue
Burlington, VT

Rendering by
Amy Chorey Drafting and Design
September 30, 2019

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SEP 30 2019
DEPARTMENT OF
PLANNING & ZONING



NORTHWEST VIEW

3173 North Avenue
Burlington, VT

Rendering by
Amy Chorey Drafting and Design
September 30, 2019

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SOUTHEAST VIEW

3173 North Avenue
Burlington, VT

Rendering by
Amy Chorey Drafting and Design
September 30, 2019

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SEP 30 2019
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PLANNING & ZONING

September 8, 2019 - find email

Response to "Alleged grounds " Property owner of 221 Saint Paul St, Dennis Ailor (owner) was granted a permit for grading dirt necessary due to the removal of a retaining wall. (the wall may have belonged to me). In the summer of wall 2018,

Owner removed a long-standing historical wall Redstone retaining wall on my property on the predisposition that the wall belonged to him (the wall may have belonged to me).

Review pictures 34 thru 42. The only wall sections intact were seriously damaged and degraded from 60 plus years of danger trees (see pic 41,42), and negligent maintenance practices of previous owners of 227 Saint Paul. TREES ON CHRIS'S SIDE OF THE WALL DESTROYED THE WALL OVER THE DECADES.

Owner replaced it with 50 concrete retaining blocks. That is a reasonable #. No permit was requested or granted to do the work although owner presented the wall was permitted.

In the spring of 2019, due to heavy rainfall, the concrete blocks tipped and the wall failed. It was not due to heavy rainfall. The wall failed because Chris systematically sabotaged every attempt to install a drain "to daylight" on his side of the disputed boundary (see pic 57).

Owner again without permits removed the wall , raised the grade and placed the dirt on my building wall(Not foundational) , not protected by a retaining wall caused it to collapse. At no time was any dirt allowed to fall on your building during the removal of the failed blocks. (see pic 58) .

On June 4th I got a zoning permit to proceed with erosion control based on the engineered plans from Geo Tech (see pages one through 9. The terraced slop was engineered. But Chapin shut down a meeting with I and Biggie to acquire a building permit to continue to install engineered measures to mitigate erosion. Some dirt drifted down

Owner requests in his zoning application to accept this grading which leaves my building under dirt. Chris's building is not now or ever has been under dirt, except for the front portion that the previous owners had to have agreed on to fill the dirt

to the window cills. See (pic 8 thru 19,). 18 and 19 Specifically show how we hand dug and exposed Chris's 100lb gas line on buried on my property about 2 feet deep. See email A. Clearly, the pipe was installed after the galvanized protective metal sheeting (pic 17) was placed on your building. The relief requested by the appellant is that owner install retaining wall design engineered and approved to provide the necessary protection for my building to continue to exist.

TIMELINE

227 & 221 Saint Paul St. Issues

221 Saint Paul Street - built 1899, purchased by Dennis in 2000. – Appraised at \$625,000 (see 1/31/19 appraisal).

227 Saint Paul Street - built 1894?, purchased by Chris in 20xx. Date of gas installation: (xx/xx/xx).

September 20, 2013 – through 10/15: email exchange on property line, electric service, *sale of the property to Chris*, erosion control and landscaping. (See E-xx.)

May 1, 2015 – Chris Khamnei obtained a zoning permit to replace “railroad ties” and install 8” wide x 80’ long, along the boundary of 227 and 221 Saint Paul. (see **Picture 001**) Chris requested my presence for the next two summers in order to block my driveway and assist with his construction. Chris cancelled out both times. I had constructed it few years earlier to prevent any MORE dirt falling on the wood wall, to prevent any of our garden soil from falling on the side of his house. This north-side that had soil against it for decades (see **pictures #**). Note: Chris did not request removing a redstone wall in this area; where, as we both knew the material on his house was up to the window sills for decades. (See **pictures**).

He later loaned me his Bobcat to begin the project in August of 2017, when I applied for a building permit. Chris was completely apprised of my plans (see ECI proposal 8/31/17; N-5 thru N-8), including the sketch provided by Engineers Construction (who later backed out of the contract when I could not assure them of Chris Khamnei’s written compliance). Chris was not available for input or formal participation and chose to be a complacent partner – until the wall failed! Chris evacuated 5-10 people that had been living in that building the day prior to Norm’s visit to view the failing wall.

See recent Occupancy Complaint 8/22/19 (See N-11, N-12); and Response letter from Ted Miles, 8/28/19 (See N-9); and **my appeal, 9/xx/19**.

FYI: two other sketches were submitted by two different local contractors. ECI backed out and others did also for the same reasons. SD Ireland finally agreed to supply their most experienced crane crew to assist on this small, constricted site. I built the wall with SD Ireland and removed the failing blocks with SD Ireland, and will do future work with them also. I will try to get submittals and project proposals but any one who is aware of the litigious nature of this project has already refused to participate. It is a small local, construction milieu and I ain’t part of it. Ugh!

April 13, 2017 – A Technical Review Committee meeting for development of 221 Saint Paul Street. Laura Wheelock from the ROW department attended and received plans to build a new building on the City ROW.

I continue to develop plans and making inquiries to the ROW department to Norm Baldwin and Laura Wheelock to the point of frustration when not contacted back.

June 17 – 30, 2017 – gas related emails with Chris (N1 through N4). ???

July 13, 2017 – email sent to Scott Crocker requesting assistance on the wall and gas pipe to 227 Saint Paul Street. (See Emails E1 and E2).

August 22, 2017 – I obtained a building permit to repair portions of the existing retaining wall. I used Chris's Bobcat (see E #). Pictures P-8 thru P-15 show Bobcat excavation and removal of a two-foot high wood retaining wall I had constructed to keep any material from falling onto Chris's building. Chris's initial zoning permit, May 2015, referenced removing railroad ties and installing an 8" concrete retaining wall. What he was calling railroad ties were the 6"x6" pressure treated posts for the two foot retaining wall.

While hand digging the first easterly portion of the boundary line, we discovered the gas service to 227 Saint Paul to be **above** the foundation level, about 18" **below** the window sill (See P-16, P-18, P-19). Dirt had been placed on the building at 225/227 Saint Paul Street decades ago. See P-14, showing the deteriorated, rusted galvanized sheathing placed on wood clapboard building. There was no existing wall in that area. It was all hand dug around the gas pipe (P-11 thru P-19).

Since then I have repeatedly tried to get someone from the City of Burlington ROW department, or any department to assist me with plans for the East section of the proposed retaining wall. The most recent request was to be made by Norm Baldwin. (See xx.)

September 5, 2017 – Received Building Permit #17 251135.

————— *8 month gap here*

[Insert somewhere??] At that point, it was obvious that this wall was beyond repair. I understand NOW that I should have included the phrase "or replace in-kind" in my permit application, for situations just like this. Nevertheless the job needed to continue.

May 10, 2019 – Chris files complaint regarding a "dangerous condition".

May 13, 2019 – text message Norm. I arranged to have Eric Goddard from Knight Engineering come to the site as Norm had referred me to him. However Norm wanted Eric to call him. Norm ended up calling Erick after he agreed with me to look at the project. Erick then declined participation in the project. Erick mentioned that deconstruction was a process of what he understood to be "**ways, means, and methods**". The process of HOW to take down the wall was out of his purview.

I have since talked to several Geo Tech engineers and they agreed removal of the blocks is out of their prevue, notwithstanding erosion and sediment control, analyzing the root cause and preparing a plan to rebuild or mitigate for erosion control. **Please review text history pages 1 to 3 (Cell phone message history.)**

As a result of Norm's call, I lost the engineer and word on the streets was out about my job and the problems related. Needless to say, I have spent all summer trying to find anyone who did not know about this project to work on it. Chris's posting private property signs on the edge of the work area makes it impossible to talk to contractors or engineers.

May 14, 2019 – **Stop Work order issued.** I did not receive it. I texted Norm with my plan. I had SD Ireland's most experienced crane operator (insured) and crew. We agreed on a way, a

mean, and method to remove blocks (see copies of texts attached). We were finished within one hour removing the “breached” blocks.

Norm walked on the site that day without notice and disrupted our crew in the middle of a crucial “crane pick”. I invited Chris for the deconstruction also. The “danger blocks” were removed.

May 15, 2019 – Norm had contacted Eric at Knight Engineering. Eric subsequently turned down the project.

May 16, 2019 – Allen from GEO TECH makes a site visit.

May 17, 2019 – Tony from SD Ireland removed blocks as the plan was submitted to Norm (see email #, and Text #). They are Insured, and qualified (see attached certificate of insurance.) With NO point of contact who was I to deliver this information to??

May 29, 2019 – Allen from GEO TECH Technical Engineers and Scientists completes the site plan for erosion and sediment control.

May 30, 2019 – Scott Guston approved engineered erosion control measures.

May 31, 2019 – Norm sends Project to legal.

May 31, 2019 – Norm to contact Vermont Gas. (See email #xx.)

May 31, 2019 – Sketch Plan meeting with Scott.

June 4, 2019 – Meeting with Scott. I got the Zoning permit to proceed with erosion control based on the engineered plans I had received from Geo Tech.

June 5, 2019 ?? – Patrick Mulligan and I took the plans authorized by Scott to Pine Street DPW at 8AM, to explain to Biggie the plan to place erosion control measures in place, and use the other engineering documents to calculate parking lot/turn around space as part of an on going Technical Sketch Plan Review process going forward.

Chapin shut it down. NO explanation. I had outlined in email (see attached email #) what my plan was, that I had a Geo Tech engineer on retainer, and was trying to get contractors to look at the site. Compliance to Norm’s order was in process but Norm was not commenting on my emails that plainly explain what my plan was.

June 6, 2019 – Scott with-held all zoning permits and made me commit to one of the three erosion control plans until the stop work order is resolved.

All three were needed as a format for my engineer to explore after I develop a site plan with fire truck access for the back building proposed at 221 Saint Paul (Row House).

June 6, 2019 – See email #xx, again requesting assistance with the gas service to 225/227 Saint Paul Street.

June 7, 2019 – Chris issued a pending permit. Patrick Mulligan inquired from Scott, about the status.

June 10, 2019 – sent email and Chapin letter to group. 8/16/2019 email to all stakeholders again reminding the city I need help with defining their role in the Vermont Gas/retaining wall issue. ***Plans cannot be developed without this information.*** (See E-6, E-8)

June 25, 2019 – See Scott G. email requiring the DBO/SWO requiring resolution (E-XX); and my response (E-9).

June 27, 2019 – Chris files “Appeal of an Administration Decision Request” with the Department of Planning & Zoning.

July 17, 2019 – Dennis email response (see E-xx) to the Appeal; and continuing requests for Norm to follow up with Vermont Gas, and for help in getting past all of this.

July 17, 2019 – Chris responds with a “not hysterical” photo purporting to show “clear and convincing evidence of damage”.

July 18, 2019 – Dennis replies with another appeal to stop the deceit and sabotage.

July 25, 2019 – File response to the “Alleged Grounds” of the above complaint.

August 22, 2019 – filed complaint with Code Enforcement regarding occupants living in 227 St. Paul Street, without a Certificate of Occupancy; received acknowledgement of filing.

Filed Pubic Records Request Form at Department of Public Works, for plumbing, electrical, mechanical inspections; and proof the inspection process is compliant with the law. See N-9.

August 23, 2019 – met Biggie to file a Public Records Request for the falling down porch at 245 Pine. Ted Miles came in and Biggie question status of Stop Work Order. Accused me of what Chris K alleged to have happened.

August 26, 2019 – Scott said in an email (see E-11 from 2013), that Chris had sought approval to “repair or replace in kind,” requiring no zoning permit. In fact, the 12/18/17 application says only “ADD one living unit, cafe, laundry and garages.”

August 2?, 2019 – Site Inspection from Miles and Biggie on the code complaint.

August 28, 2019 – received Ted Miles letter reporting result of the Occupancy Code complaint (no grounds found). ***NB: 15 days to file an appeal = September 12. Tried; see 9/11.***

September 9, 2019 – **Certificate of Occupancy** issued pursuant to permits issued 9/5/2000 and 12/27/2002.

September 11, 2019 – walked with Don to the Pine Street offices of Permitting and Inspections (Code Enforcement); **filed appeal** to the Result of the 227 Occupancy Complaint, and **two new complaint filings**: 1) illegal road at Pine Street house; and 2) restricting sidewalk egress with aggregated trash from multiple properties, as well work trucks. Told City Hall is the office for appeals, and she wouldn't take the \$250 fee. The clerk at Planning and Zoning, and suggested we speak with Bill Ward / Ted Miles.

----- *Private* -----

September 12, 2019 – Chris responds by email to Group; Dennis replies (See E-xx). The exchange leads to yet another attempt of meet: 8:00a, tomorrow 9/13, in City Hall.

September 13, 2019 – Dennis & Don walk to City Hall. Run into Chris on our way out. We three go to Muddy Waters. Dennis agrees to let Don and Chris have a conversation alone. Don attempts to learn *precisely* what Chris needs to stand down, stop escalating problems and move forward without complaints, appeals and litigiousness.

Clearly Dennis's property has greater potential value to Chris (with ownership of multiple adjacent lots) than any one else. Chris doesn't want any further development at this point – hence his opposition to the wall work. Don told Chris it seems clear HE needs to buy it. Chris repeated details of previous conversations and emails he's had with Dennis on price and process - all thus far, refused.

We call Dennis back, and talk for 20 more minutes. Dennis raises the unresolved issue of the gas company and Chris's service (not to code). Chris calls the gas company to get them back on the case.

Chris re-articulates a way to proceed, involving x% above the average of three independent appraisals. He offers to pay all these costs, unless Dennis chooses to decline the offer; then Dennis pays (Chris's out-clause).

Dennis insists he put it in writing. Chris says he will when he gets back in town.

September 13, 2019 – 1st Draft of Dennis's Out-Clause: *I accept the concept of using the average of three business appraisals based on Down Town Transitional Zoning, for extending negotiations between us.*

If the average is lower than \$ 850,000 then I would reserve the option to place the building on the open, free market, prior to closing a deal.

I then would give Chris first option to purchase the building or bid with the high bidder for the final contract.

----- *End Private* -----

September 16, 2019 – Ted Miles rejects Dennis's 9/11/19 complaint, filed regarding Chris's garbage and sidewalk blocking.

September 20, 2019 – Email from city attorney, Kimberlee Sturtevant, (titled COB v. Ailor – WTF?!) wishing to schedule a conversation about the “unresolved issues on St. Paul Street” and inquiring if I have an attorney; responded immediately.

September 22, 2019 – Additional Zoning Enforcement Complaint filed by Lisa Duprey, about continuing Occupancy at Chris's, in the absence of a C.O.

September 23, 2019 – Scott email, accompanying the staff report to the DRB, upholding the issuing of the permit (denying Chris's appeal) to re-grade and stabilize the slope; and recommending the DRB (at their 10/1 meeting) **uphold approval** of the permit 19-0930CA. (See E-13.)

September 26, 2019 – Email from city attorney, Kimberlee Sturtevant, requesting a meeting at 11am on Monday, 9/30, on-site with a sub-set of the stakeholders (See E-15.)

September 26, 2019 – Email from Chris Khamnei, objecting to the Staff Recommendation to the DRB on 10/1/19; and requesting a site visit prior to the DRB. (See E-16.)

September 28, 2019 – Email reply to city attorney, Kimberlee Sturtevant, objecting to the short notice and the absence of key stakeholders: esp. Norm and a representative of the Gas Company. (See E-17.)

October 1, 2019 – Development Review Board (DRB) hearing scheduled on Chris's 6/27/19 appeal of permit 19-0930CA.

DENNIS: Contemplate: email to Biggie noting permits pending since June 7th, both you and Ted made a physical inspection of 227, and was wondering the status of those 4 month old permits. Chris has already completed this work and moved people in there.

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Brad Rabinowitz

AJ LaRosa

Springer Harris

Geoff Hand

Zoraya Hightower

Brooks McArthur

Kienan Christianson

Sean McKenzie, (Alternate)

Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday October 1st 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Draft Minutes

Board Members Present: G. Hand, B. Rabinowitz, A. LaRosa, S. Harris, K. Christianson, B. McArthur, A.J. LaRosa

Board Members Absent: R. Venkataraman (Alt), S. McKenzie (Alt)

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Alison Davis

I. Agenda

B. Rabinowitz: No changes to agenda

II. Communications

B. Rabinowitz: Some additional communications submitted earlier via email

III. Minutes

B Rabinowitz: Minutes from 9/17/19 will be discussed at deliberation

IV. Consent

- 1. 20-0086CU; 37 Village Green (RL, Ward 7N) Jean D. C. O'Sullivan**
One-bedroom bed and breakfast. (Project Manager: Ryan Morrison)

Jean O'Sullivan appeared on behalf on project.

B. Rabinowitz: Asks if applicant has read staff comments and if they have questions regarding them.

J. O'Sullivan: Approves comments and recommendations.

No objection.

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

B. McArthur: Seconds motion.

5-0-0

- 2. 20-0316CA; 180 Manhattan Dr (RCO, Ward 3C/2C) City of Burlington DPW**
Repair and re-stabilize three stormwater outfalls (Project Manager: Scott Gustin)

James Sherrard appeared on behalf of project.

G. Hand: Recused

B. Rabinowitz: Asks if applicant has read staff comments and if they have questions regarding them.

J. Sherrard: Approves comments and recommendations.

No objection.

A. LaRosa: Motion to approve and adopt staff findings and recommendations.

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

B. McArthur: Seconds motion.
4-0-0

V. Public Hearing

1. 20-0260CU; 94 Colchester Ave (I, Ward 1E) Colchester Avenue Housing, LLC Change of use to Beauty Salon (Project Manager: Ryan Morrison)

Bidur and Radika Dahal, and Miller von Turkovich appeared on behalf of project.

G. Hand: Recused.

B. Rabinowitz: Explains project is straightforward and is recommended for approval.
Asks Board if they have questions for project. Asks R. Morrison to clarify project context.

Z. Hightower arrives 5:07 PM

Sharon Bushor and Dr. Martha Lang provided public testimony.

S. Bushor: No objection to change from one commercial use to another. Concerns regarding parking spaces for project in relation with bigger project. Clarifies that applicants are asking for a parking waiver for one space. Concerns with tanning function for business and overlap of customers for parking spaces for successful business. Compliments salon business for proximity to University/students, transportation/walking access, but still has concerns with parking when bigger project regarding units comes to action.

M. Lang: Agrees with the change of use to hair salon from vacant building. Supports this small business in her neighborhood.

B. Rabinowitz: Asks R. Morrison to clarify parking count for overall 75-unit project and other existing uses within PUD.

R. Morrison: 125 spaces proposed, 124 are required. Taking advantage of the other space would create their 3rd space that's required.

B. Rabinowitz: Clarifies that there is no parking waiver request in application.

R. Morrison: Confirms there is no parking waiver with application.

B. Rabinowitz: Explains for parking waiver would not be an issue regarding the location is in easily walkable area. Asks if applicants have comments about parking.

M. von Turkovich: Explains belief that parking that currently exists is sufficient enough for proposed use. Confirms applicant is asking for a parking waiver. Agrees that this change of use would complement the property.

B. Rabinowitz: Asks Board if they have remaining questions for applicants. Closed public hearing.

A. LaRosa: Motion to approve and adopt staff findings and recommendations.

K. Christianson: Seconds motion.

5-0-0

2. 19-0930CA; 221-223 Saint Paul St (FD5, Ward 5S) Dennis Ailor and Chris Khamnei Appeal of administrative approval regarding re-grade and stabilize slope where prior retaining wall was removed. (Project Manager: Scott Gustin)

Dennis Ailor and Chris Khamnei appeared on behalf of appeal.

B. Rabinowitz: Explains overview of appeal of administrative approval. Asks S. Gustin to explain appeal. Asks appellee and appellant to public hearing.

B. Rabinowitz: Clarifies that C. Khamnei has appealed the administrative approval to re-grade and stabilize a slope on an adjacent property.

S. Gustin: Provides overview of the appeal of a zoning permit issued in June for re-grading to achieve a one rise to two-foot run slope. Provides context regarding retaining wall and ongoing issues between the two adjacent properties. Explains site conditions today do not reflect what was in submitted permit.

LaRosa: Clarifies there are issues with compliance of other permits, but what is in front of them today is an appeal of an issued permit, and whether that permit was issued properly does not relate to whether it's been executed.

C. Khamnei: Explains he is appealing a permit as approved. Asks Board whether they are allowed to approve a permit that he claims was on his property. Explains that he did not apply for a permit to excavate or grade his property, but his neighbor applied for a permit to excavate and grade the neighboring property.

B. Rabinowitz: Asks C. Khamnei if he has a site plan to offer that shows where the property line is.

C. Khamnei: Can provide pictures of boundary markers on property, but no other evidence for property boundaries.

K. Christianson: Asks if C. Khamnei has already provided pictures or is submitting new ones.

C. Khamnei: Confirms he has submitted the photos and there are also additional photos.

K. Christianson: Asks C. Khamnei if he can guide Board through photos.

C. Khamnei: Begins with "Exhibit C" photo to show left side of retaining wall which claims is entirely on his property. Explains that verified by Norm Baldwin's Order, wall is on his property, and is therefore a boundary.

A. LaRosa: Board does not have the authority to determine boundary disputes.

C. Khamnei: This is not a boundary dispute.

A. LaRosa: There is an inherit one here. Asks C. Khamnei if he has pursued this issue in the appropriate venue, or if he is asking the Board to make a surrogate determination about the boundary line that appears to be disputed.

C. Khamnei: Clarifies that he is not asking Board to determine the boundary line.

B. Rabinowitz: Asks C. Khamnei to clarify if he is disagreeing with the zoning approval of the determination regarding the property lines.

C. Khamnei: Clarifies that the property lines are not the issue, but there are multiple factors involved. Explains that the approved zoning permit applies for a 2:1 slope grading, from an elevation on the boundary. Explains that the problem is not the boundary, but the grading plan.

B. Rabinowitz: Explains that is not his concern because it is regarding his neighbor's property.

C. Khamnei: Expresses concern that a zoning permit was approved which causes zoning violations.

S. Gustin: Guides Board through issued zoning permit and explains tow of the proposed slope falls short of the property line, and mentions a related site plan that demonstrates plan, but explains there is a condition that site plan needs to be revised to accurately reflect conditions. Agrees with C. Khamnei that there is concern for grade on site that is not reflected in the site plan.

C. Khamnei: Explains there is more and wants to pass out additional relevant material.
B. Rabinowitz: Agrees to distribute additional material.

Z. Hightower: Clarifying question.

S. Gustin: Clarifies that the conditioned permit has not been released because it was appealed, work has been done, but the permit has not been released and the conditions have not been met.

B. Rabinowitz: Asks intent of distributing photos.

C. Khamnei: Explains he has heard this project is considered complete, the work has already been done.

B. Rabinowitz: Not for the Board or anyone else.

C. Khamnei: Guides Board through photos of graded slope, excavation, and retaining wall. Claims applicant's site plan involves a portion of his property. Explains concerns for building and health of his own property. Shows Board work that has been done on applicant's property.

G. Hand: Explains that is not what is in front of them today and explains the provisions he can take, like filing a complaint with the City. The permit is all the applicant is authorized to do. The Board does not have jurisdiction about your current condition.

C. Khamnei: Explains that the approval of this permit creates multiple zoning violations.

B. Rabinowitz: Our understanding is that everything we are approving is not on your property. If there are issues you have about what has been done on your property, I suggest that is a different application than the one before us.

C. Khamnei: Concern that Board is approving a permit that creates a zoning violation.

G. Hand: Explains that there is a condition for a revised site plan that shows it can be done consistent with all the other zoning requirements and if it cannot be done, the applicant will not be able to obtain the zoning permit.

B. Rabinowitz: Asks D. Ailor to introduce himself and explain issue.

D. Ailor: Explains Geo Tech in Middlebury are involved.

B. Rabinowitz: Asks if applicant is going to have someone revise a site plan because it is one of the requirements so Board can see what the property will look like when project is complete.

D. Ailor: References an email, but does not have with him. Explains in process of waiting for stakeholders. Thinks site is stable for now.

B. Rabinowitz: There is disagreement with how stable the site is. There is a sense of urgency and that this gets done in a timely manner.

G. Hand: Clarifies that D. Ailor is waiting for plans that finalize another building on site, and expresses concern for public due to the condition of the site. Recommends submitting a revised site plan and not waiting for new building design for private interests. Asks when D. Ailor can submit a revised site plan for proposed grading project.

D. Ailor: Explains stakeholders are busy, does not know when a revised site plan will be submitted.

G. Hand: Would like a date by which the Board will see a site plan.

D. Ailor: It is a work in progress. Ask Scott [Gustin] for details.

G. Hand: I don't see a reason to approve this then.

D. Ailor: Explains frustrations.

B. Rabinowitz: The date on the Geo Design letter is May 29th.

D. Ailor: Would like to stop answering questions.

A. LaRosa: Asks S. Gustin to confirm that the standard for compliance for a permit is one

S. Gustin: Confirms.

A. LaRosa: We have previously put more expeditious timelines on things?

S. Gustin: Yes.

C. Khamnei: My building is open to the elements, it's open to theft. There are thousands of dollars' worth of material in there. Explains sense of urgency for revised site plan.

B. Rabinowitz: Closed public hearing.

VI. Certificate of Appropriateness

1. 20-0353CA; 10 University Place (I, Ward 1E) University of Vermont & State Agricultural College

Construction of 69 space parking lot between Jeffords East and the trees near jug handle. Vehicle access from existing Jeffords East lot. Removal of wind turbine and some trees. Associated landscaping and pedestrian connections to existing sidewalks.

Lani Ravin, Keith Robinson, Derick Read, Anthony Rock, Mike Willard, Eric Gagnon, appeared on behalf of project.

Sharon Bushor provided public testimony.

20-0203CA; 149 Beaumont Ave (ICC-UVM) University of Vermont & State Agricultural College

62,250 GSF addition to the existing HSRF building. Addition will be 3-4 stories and mechanical penthouse. New green space will replace portion of existing parking lot; to include paths, landscaping, benches and lighting (Project Manager: Mary O'Neil)

M. O'Neil: It would make sense to talk about both projects at the same time since they are interrelated.

G. Hand: Discloses personal involvement with UVM, but nothing related to these applications or physical property.

A. LaRosa: Asks M. O'Neil to clarify the scope of project and review of University in institutional zone.

M. O'Neil: Referring to the State statute which provides a limitation on municipal review. You have quite broad review here. Many things eligible for your consideration.

B. Rabinowitz: Discussed in the staff report, parking is a significant issue, but you've pieced together a way to address this without having the institutional parking management plan renewed yet.

L. Ravin: We have done our best to do so, yes. Introduces UVM Campus Planning Services and rest of team. Reviewed and accepts all staff comments and recommendations. Have already complied with some staff conditions, and is continuing to meet the others. Provides overview of project.

E. Gagnon: Representing the future occupants of new research building. Deeper explanation of building and lab function. Main function is lab and lab support using open contiguous space for team building.

E. Gagnon: Occupants are in the Larner College of Medicine, primarily located in Given and Health Science Research Facility.

B. Rabinowitz: Changing to main entrance?

L. Ravin: We are adding an addition so there is a new entrance for the addition, but the existing entry is staying the same and you are able to access the addition by both entrances.

A. LaRosa: Clarification on new parking lot location and access.

L. Ravin: Currently an entrance to the east of the Jeffords' East lot, and from that lot there will be an entrance to the Jeffords' East lower lot.

B. Rabinowitz: Parking lot screened by the trees that are located to the East of the lot?

L. Ravin: Correct. We have done no visual studies, but yes, the trees that are there will do some obvious screening. Topography will also screen.

B. Rabinowitz: Asks about landscaping.

L. Ravin: Yes, there will be landscaping and more trees located next to the lot for screening. Removing wind turbine located there due to old technology and inability to fix.

B. Rabinowitz: Trees are part of the bio retention swale?

L. Ravin: Correct, yes.

G. Hands: Asks to clarify the current use of the parking that is going to be lost and if it is used by students.

L. Ravin: No, it is not used by students.

G. Hand: Thinking about your parking management plan, you need 183 spaces for the new use, you are taking out 120-something, plus the 60 additional that you need.

L. Ravin: According to the Comprehensive Development Ordinance, yes.

G. Hand: Building another 60-70 and then you have a proposal for another 200 off-site. From what I've seen from the use of that parking, it does not seem to me like those additional 200 are well positioned to serve the people who are currently using that lot. Asks to clarify more about parking.

L. Ravin: Parking is a part of campus-wide infrastructure. Transportation and Parking divides it up, but in general we are giving the opportunity for residential students who do not access their parking on a regular basis to go to the off-site parking, that frees up parking in other places, not where the new building is, but frees up spaces for faculty and staff and commuters, and that is what frees up parking all around. Because when someone wants to go to Building A or Building B, they don't necessarily park right next to their building.

G. Hand: Yes. Maybe we can get more details. When I have been up there, there are zones and colors, you need the appropriate pass to be in the appropriate lot, so from my understanding, you are essentially kicking students out of a number of spaces to make room for the other faculty and staff spaces that you need to now replace because you're losing those. Correct?

A. Rock: Correct. With this project, we have already started the process, currently we have 100 students that are waiting for the off-site lot to be ready. So we have them in some of the empty spaces that we have on campus currently. By the end of October, 100 students will already be down there to free up spaces for this project. And eventually the rest will move down there when needed. Waiting on proper fencing and few other things before moving students to off-site lot.

M. O'Neil: Disadvantage in the Board Review in that the staff report has not provided them the analysis of UVM's annual reporting to update the Joint Institutional Parking

Design Advisory Board. I opted to exclude it because it was heavy in detail, and I thought that the limited Parking Management Plan that Ms. Ravin was providing would be sufficient. Explains more about parking demands and specifics. Other disadvantage is that the Joint Institutional Parking Management Plan does not have the 5-year component from UVM at this point. Looking very narrowly at their parking management.

G. Hand: Asks when Joint Institutional Parking Management plan will be updated. It is challenging. UVM has had a number of large projects. Hard to get a campus-wide feel with details about the individual projects and the ongoing construction.

L. Ravin: Joint Institutional Parking Management plan is due for a 5-year update due to issues that are not connected to this project, it got delayed. CATMA usually prepares that with input from the University, the medical center, and Champlain College. 2020-2025 plan hopefully completed in February. First time ever submitting project without benefit of campus wide parking view, but we still treat parking as a campus wide amenity.

A. Rock: Explains site plan and circulation patterns. Shows where existing parking is vs proposed green space and new addition. On different site plan, explains new parking lot.

B. Rabinowitz: Asks about elevation for proposed lot.

D. Read: 5 feet lower.

K. Robinson: Continues conversation showing Board site plans and photos.

B. Rabinowitz: Invites public to speak.

S. Bushor: Explains her involvement of the development of the Hill. Concerns about stormwater runoff from parking and addition. Asks about sewer and plans for sewer management. Concerns about the capacity and infrastructure for sewage. Concerns about tree removal for parking spaces environmental degradation. Concerns about parking availability for the proposed project. Concerns for people who park on top of the Hill. Concerns for parking during events for recreation/athletic games.

B. Rabinowitz: Clarifies with M. O'Neil that review by DPW is not complete.

M. O'Neil: Have initial comments from stormwater engineering program, but subsequent to that the University provided revised plans, which I forwarded, so I do not have a final response. Also revised lighting that corrected deficiencies.

D. Read: Addresses questions about stormwater regarding project. Explains stormwater treatment practices. Improving overall water quality.

LaRosa: Asks about snow removal. Clarifies that the snow is not going to go on top of the bio retention swales.

D. Read: Cannot say for sure. Would almost like it to because as snow melts, it will go through the more infiltrative soil.

L. Ravin: Still a question and still part of the campus wide values for snow removal

D. Read: Explains stormwater path and treatment location.

B. Rabinowitz: Asks to address sewer concerns.

D. Read: Working with Steve Roy from Department of Public Works. Continuing discussions about sewage management. Feels comfortable about plan and capacity. Still need allocation letter.

B. Rabinowitz: Asks L. Ravin to address parking displacement concern.

D. Read: Highlights net gain of trees during project.

A. Rock: Explains lot counts. And parking lot patterns throughout the day.

L. Ravin: Reiterates project takes into account campus wide parking. Explains current TDM strategies (bikes, reducing single occupancy vehicles). This can be a year round phenomenon. Additional parking for mopeds and motorbikes.

B. Rabinowitz: Clarifies where the students are currently coming from and where they are going.

L. Ravin: Yes, moving students out of one area, so employees or commuters can use closer parking for convenience.

A. Rock: Continues explanation of zoned parking and distances to destination.

G. Hand: Asks if reducing visitor parking in Jefford's lot.

A. Rock: Confirms visitor parking is staying the same. An average of 50 empty spaces every day in that Jefford's lot. Explains upcoming events and utilization of parking spaces.

G. Hand: Recalls personal experiences of trying to find parking for events on campus as difficult. Concerns with project waiting and relying on e-bike installation.

L. Ravin: Hopes e-bikes are available in Spring. Explains how events in the evenings have different parking patterns than during the week day faculty and staff are not on campus.

A. Rock: Explains how they perform parking lot counts.

L. Ravin: Highlights that lot counts are being done to support their information with fact.

Sharon: Asks if the number of metered parking spaces is changing.

A. Rock: Confirms visitor parking spaces in Jefford's lot is not changing.

Brad: Closes public hearing.

2. 20-0249CA; 3173 North Ave (RL-W, Ward 7N) Dante Holdings Trust

Demo existing home and build new home on existing footprint. (Project Manager: Scott Gustin)

David Diamantis appeared on behalf of

B. Rabinowitz: Explains application and staff is recommending continuants.

S. Gustin: Explains that there has been a revised site plan that addresses the driveway location and configuration.

B. Rabinowitz: That addressed the primary concerns about the location?

S. Gustin: Yes, it did.

D. Diamantis: We have been going at this for quite some time. Excited to do project.

B. Rabinowitz: Compliments design, well above the flood plain.

D. Diamantis: Comments about how they've had the current house for 35 days, but emphasizes that it is ready to be demolished. Asks for 30-day appeal period to be waived.

S. Gustin: Informs the applicant they have to submit a request for the appeal period to be waived.

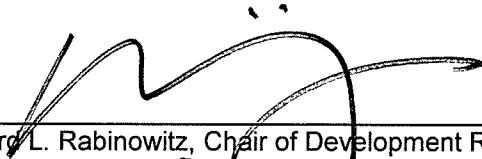
B. Rabinowitz: Confirms if request for waiver.

D. Diamantis: Confirms.

B. Rabinowitz: Closes public hearing.
A. LaRosa: Motion to approve and adopt staff findings and recommendations.
B. McArthur: Seconds motion.
6-0-0

VII. Adjournment

The meeting was adjourned at 6:40PM



Bradford L. Rabinowitz, Chair of Development Review Board



Alison Davis, Zoning Clerk

10/15/19

Date

10/15/19

Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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