

Burlington Design Advisory Board

645 Pine Street
Burlington, VT 05401
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Phone: (802) 865-7188

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Michael Alvanos, Alt



DESIGN ADVISORY BOARD Tuesday, June 13, 2023 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

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

Webinar ID: 871 5565 5137

Passcode: 796731

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

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-23-30; 483 Manhattan Drive (RM, Ward 2C) Green Mountain Habitat for Humanity / Chris Lane

Demolition of existing structure for the construction of a new duplex. (Project Manager, Garret King)

Session II – 3:30 PM – 4:00 PM

ZP-23-247; 179 Queen City Park Road (E-LM, Ward 5S) Zoo Holdings, LLC / Martin Courcelle

Construct 65,000 square foot addition to existing Rhino Foods facility including associated access, parking, utility and stormwater modifications. (Project Manager, Scott Gustin)

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Department of Permitting and Inspections

Zoning Division
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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permitting Technician
Theodore Miles, Code Compliance Officer
vacant, DPI Administrator



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin & Garret King
Re: 483 Manhattan Drive
Date: June 13, 2023

File: ZP-23-30
Location: 483 Manhattan Drive
Zone: RM **Ward:** 2C
Parking District: Neighborhood
Date application accepted: January 26, 2023, Complete March 21, 2023
Applicant/ Owner: Chris Lane / Green Mountain Habitat for Humanity
Request: Demolition of existing single family home for the construction of a new duplex.

Overview:

The applicant is seeking to demolish the existing single family home and to construct a new two story duplex. The current home is not listed as historic. A previous zoning permit was approved for a similar project over a year ago for a three story duplex that was never started.

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

There are no significant natural features on the property.

(b) Topographical alterations

The lot is flat, and topography will remain essentially unchanged.

(c) Protection of important public views

There are no important public views from or through the subject property.

(d) Protection of important cultural resources

The property has no known archaeological significance.

(e) Supporting the use of alternative energy

There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

The proposed plan shows that a sheltered entry will be constructed for the main entryway to protect people when entering and exiting the duplex. The rear doorways are also sheltered.

The development is not large enough to require dedicated stormwater management infrastructure. It will; however, require an erosion prevention and sediment control plan for construction activity.

(h) Building location and orientation

The proposed home is situated similarly to the existing home, although it appears to be set back a few feet further from the front property line than the existing residence. The proposed setback is within 5' of the average front yard setback of neighboring homes as required. The home has two individual, clearly defined front entrance. The entrance will enter into a kitchen area. The rear of the duplex contains two clearly defined entries that go out onto a rear covered deck.

(i) Vehicular access

No driveways or parking areas are proposed.

(j) Pedestrian access

As required, the project includes a dedicated pedestrian walkway from the front entrance to the public sidewalk. The site plan depicts a walkway for each entrance.

(k) Accessibility for the handicapped

No handicapped accessibility is shown or required for this project.

(l) Parking and circulation

The existing driveway will be removed and no replacement is proposed.

(m) Landscaping, fences, and retaining walls

A garden area is indicated at the rear of the property. While this backyard feature will provide amenity for the residents, some landscaping is proposed in front of the front deck and entrance to the home.

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

Exterior light fixtures are depicted next to all building entries. A wall sconce spec sheet has been provided. Presumably, the fixtures will illuminate the front porch and rear deck. Illumination levels are acceptable for the fixture.

(p) Integrate infrastructure into the design

Utility connections for the gas and electric meters are depicted on the site plan, it must be depicted and screened.

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 height, massing, and scale as well as style to the current structure and surrounding homes. The massing of the duplex is mainly one central block with only one small porch extending out from the front of the building on the ground floor that also acts as the main entryway. Also, there is a covered deck in the rear of the building. The height of the proposed structure will be two stories, same as the existing and neighboring properties. The scale of the home is similar to the current as well as nearby properties.

Roofs and Rooflines

The roof is similar to neighboring properties with a gabled design and matches the style of the building.

2. Building Openings

Proposed fenestration is typical for that of a new home. Fenestration on the front façade is symmetrical and provides a defined face of the residence.

(b) Protection of important architectural resources

The current home is not listed on either the state or national registry. Its demolition will not adversely impact Burlington's wealth of historic resources.

(c) Protection of important public views

See Sec. 6.2.2 (c).

(d) Provide an active and inviting street edge

The proposed duplex will be sited similarly to neighboring homes and will remain consistent with the neighborhood streetscape. The building contains no blank facades. While basic in appearance, the front façade does contain some fenestration and variation in plane.

(e) Quality of materials

As proposed, the new duplex will be clad in vinyl clapboard siding and trim. Vinyl windows will be installed throughout, and asphalt shingle roofing will be used. While not especially durable, these materials are fairly common and acceptable for new residential construction.

(f) Reduce energy utilization

Proposed building must comply with current energy efficiency standards.

(g) Make advertising features complimentary to the site
Not applicable.

(h) Integrate infrastructure into the building design
The proposed gas and electric meters will be required to be screened.

(i) Make spaces safe and secure
Proposed building must comply with the city's current egress requirements, building entries will be illuminated.

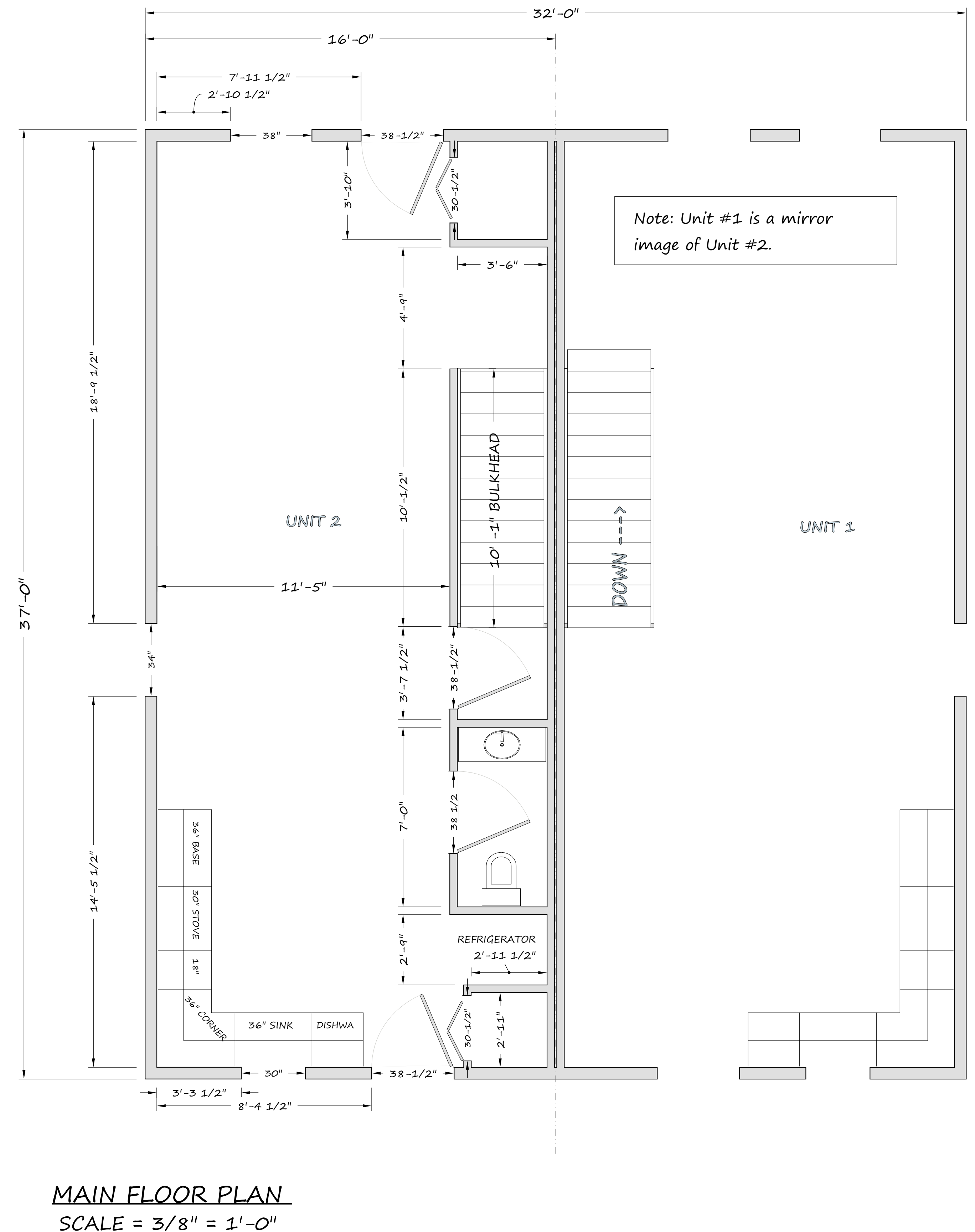
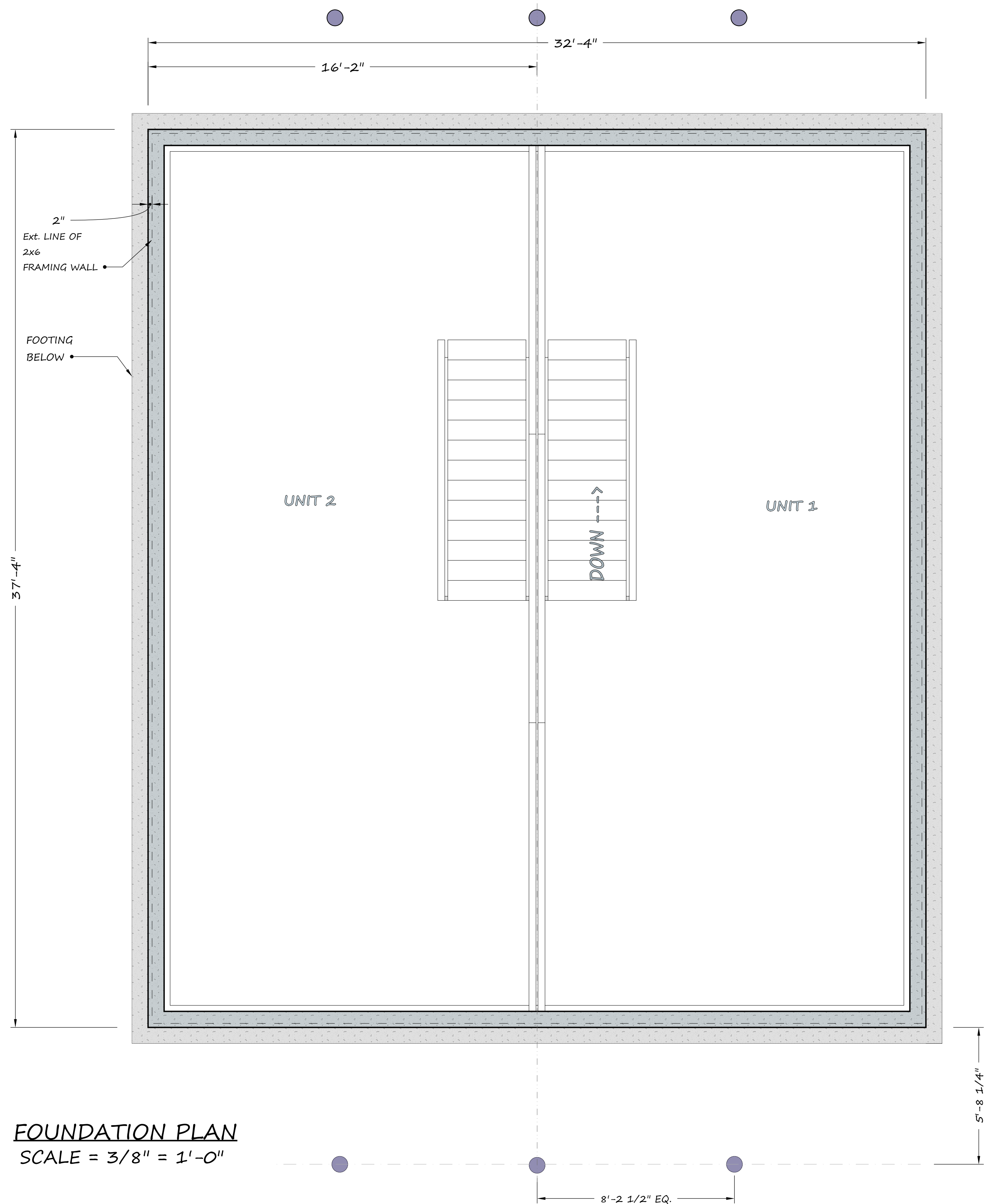
RECOMMENDED MOTION:

Forward to the Development Review Board with the following conditions:

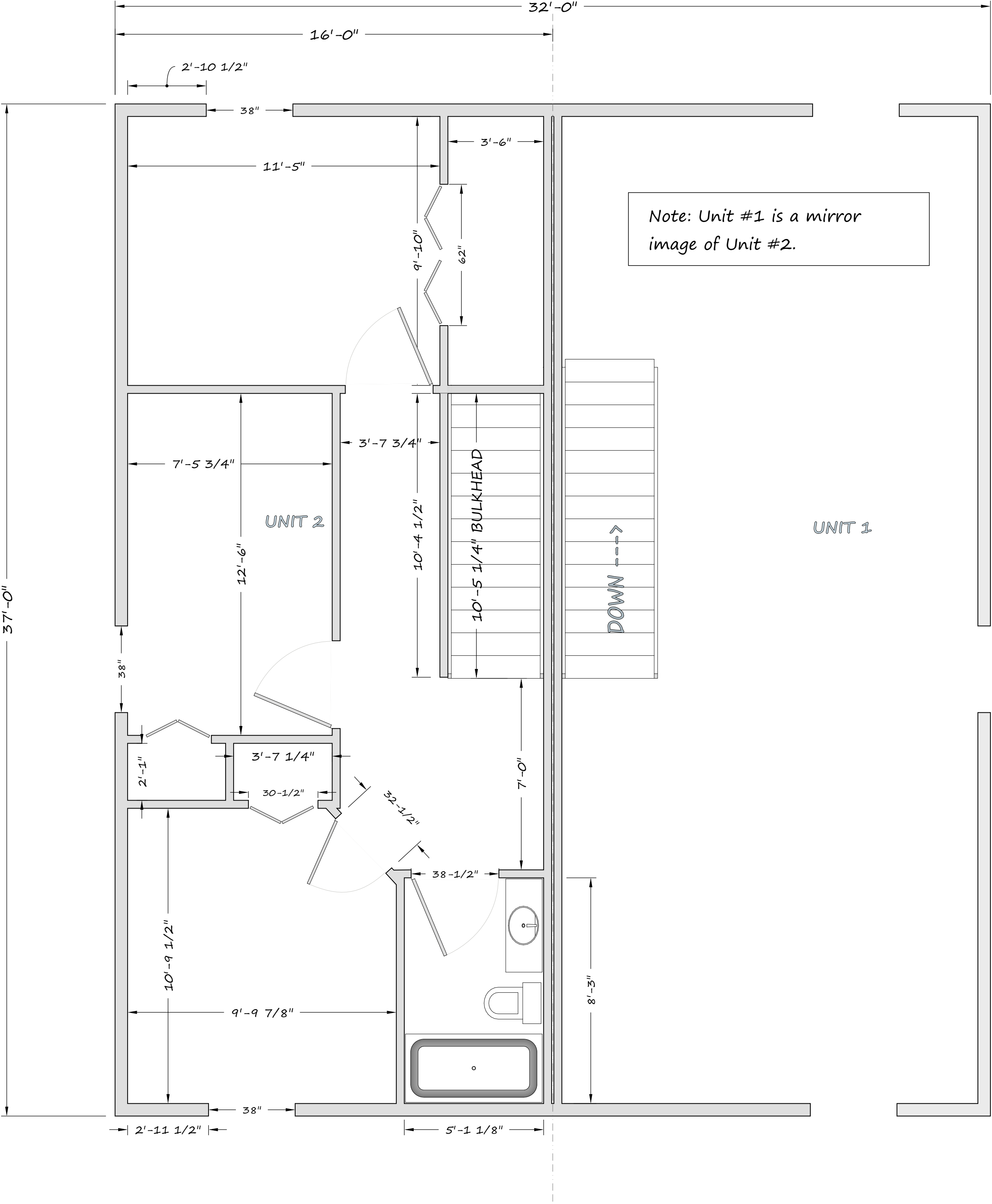
1. Depict and screen any outdoor mechanical equipment on the project plans.



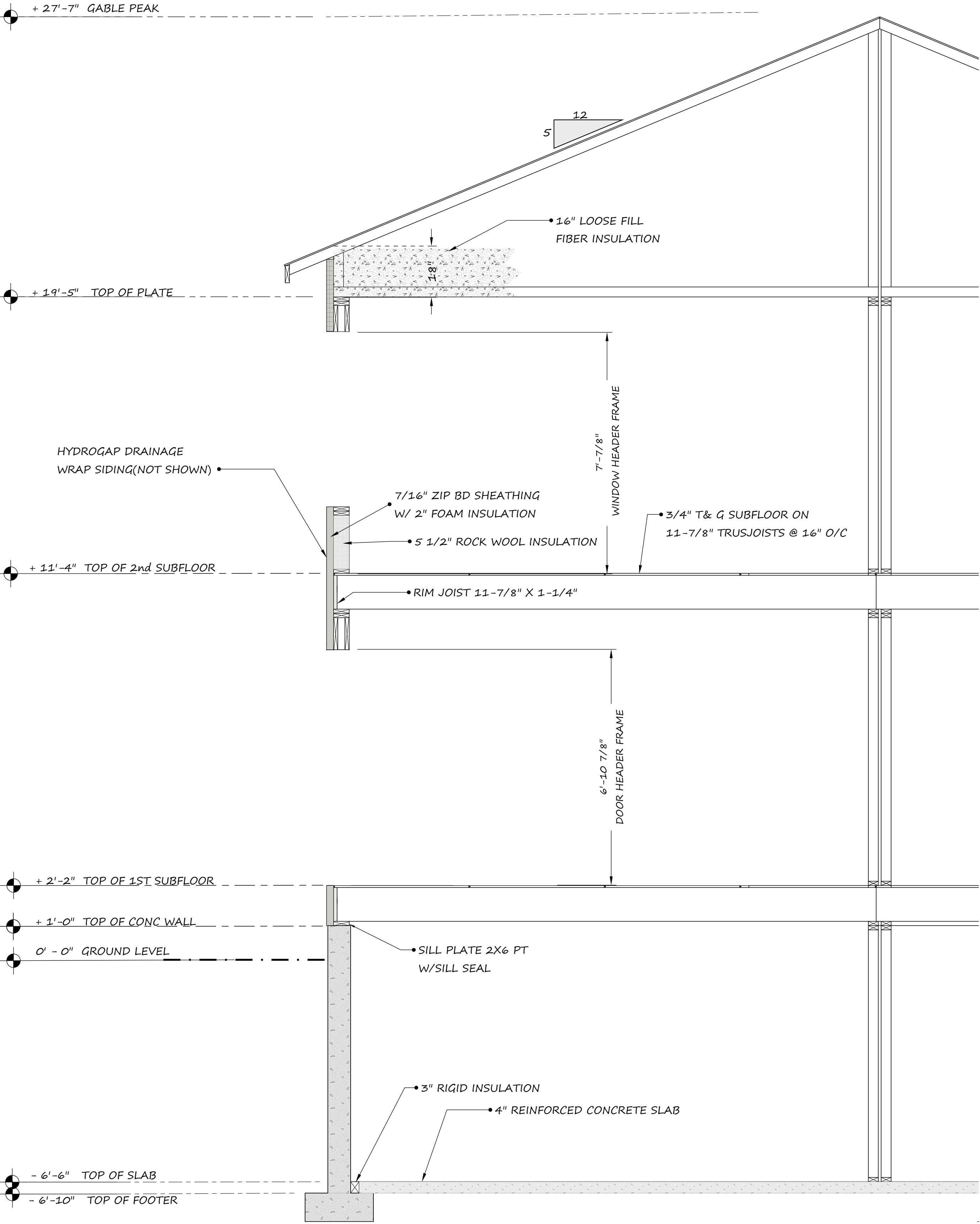
483 MANHATTAN DRIVE
BURLINGTON, VERMONT



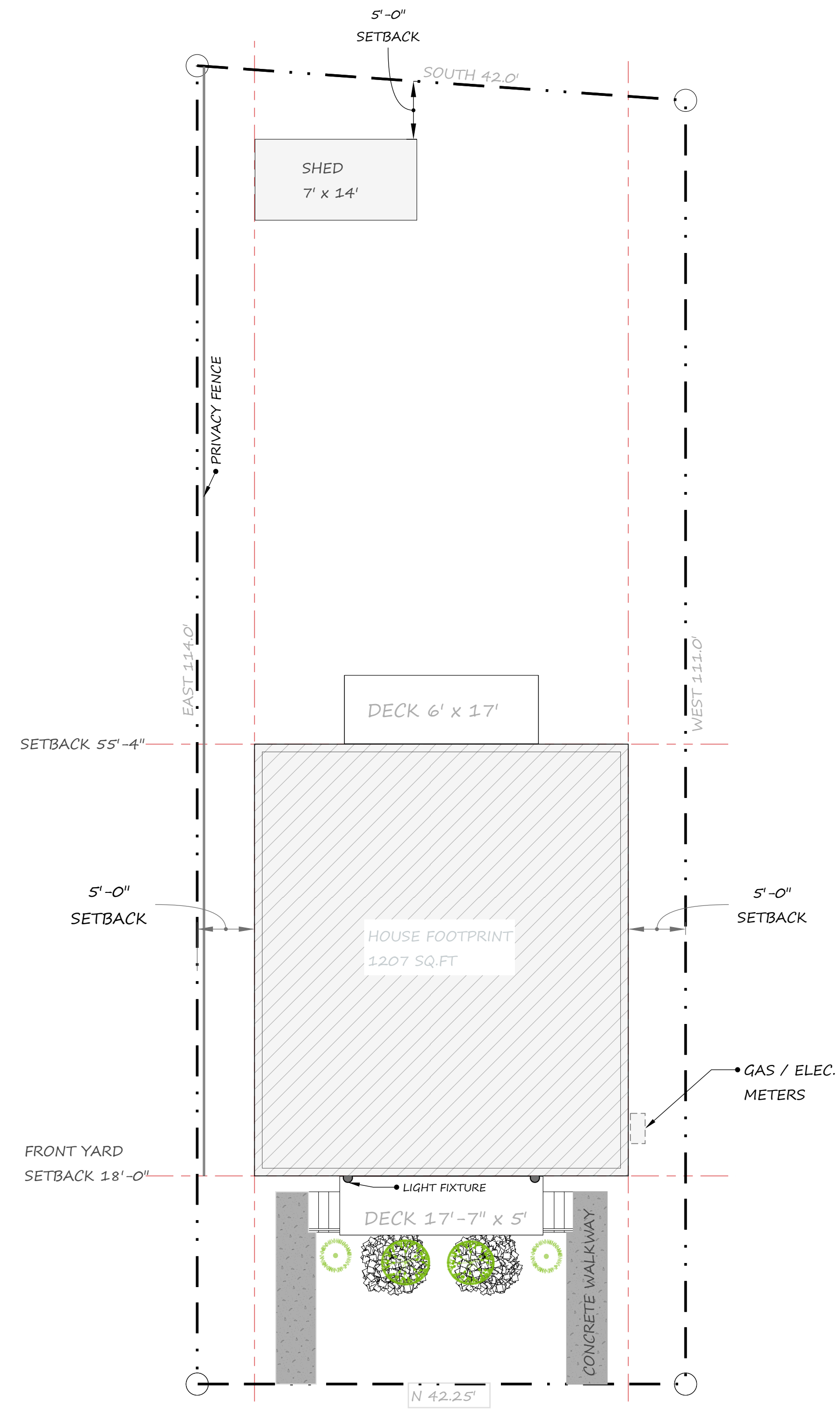
HFH MANHATTAN DRIVE PROPOSED FLOOR PLAN FRAMING DIMENSIONS



SECOND FLOOR PLAN
SCALE = 3/8" = 1'-0"



TYPICAL EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



ZONING ANALYSIS FOR NEW CONSTRUCTION
483 MANHATTAN DRIVE, BURLINGTON, VT

ZONING CALCULATIONS

ZONING RM (MEDIUM DENSITY RESIDENTIAL)
ARTICLE 4,3,5 40% LOT COVERAGE ALLOWED
FRONT SETBACK AVERAGE 2 ADJACENT LOTS +/- 5'-0"

LOT SIZE
42.0' x 112.4'
4,721 SQ.FT

HOUSE FOOTPRINT	1207 SQ.FT
TOTAL	1207 SQ.FT
LOT COVERAGE	1207 / 4721 = %25.5 LOT COVERAGE

DECKS	190 SQ.FT	2x
SHED	98 SQ.FT	
WALK-WAYS	117 SQ.FT	2x
TOTAL	1612 SQ.FT	
	1612 / 4721 = %34.1 LOT COVERAGE	

ZONING ANALYSIS
1/8" = 1'-0"



NORTH / BACK ELEVATION



SOUTH / FRONT ELEVATION



EAST ELEVATION



WEST ELEVATION



ALTERNATE B:
 FRONT DOOR AND WINDOW MOVED 12" INBOARD.
 FULL CLAPBOARD FACAD MAINTAINED.



ALTERNATE C:
 FRONT DOOR AND WINDOW MOVED 12" INBOARD.
 GABLE SHINGLES ADDED.
 GABLE BAND BOARD ADDED.

NOTE:
 THE FLOOR PLANS DO NOT
 REFLECT MOVEMENT OF DOORS
 AND WINDOWS SHOWN IN THE
 ALTERNATES. THEY SHOW THE
 ORIGINAL DESIGN.

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MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 179 Queen City Park Road
Date: June 13, 2023

File: ZP-23-247

Location: 179 Queen City Park Road

Zone: E-LM **Ward:** 5S

Parking District: Shared Use

Date application accepted: May 23, 2023

Applicant/ Owner: Martin Courcelle / Zoo Holdings, LLC

Request: Approximately 65,000 square foot addition to the existing Rhino Foods facility including associated access, parking, utility and stormwater modifications.

Overview:

The applicant is proposing to construct a ~65,000 sf addition to the existing food processing facility. Related site work including grading, stormwater infrastructure, and new parking and circulation are also included.

The applicants met with the city's Technical Review Committee in December, 2022. Sketch plan review with the Design Advisory Board and the Development Review Board took place March 28, 2023 and April 4, 2023, respectively.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Two neighboring parcels will be merged as part of this development. The required boundary survey has not yet been submitted and must be.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The property is not affected by any important natural features as identified in the Natural Resource Overlay map. The tree line along the westerly boundary line remains intact.

(b) Topographical alterations

The property gradually slopes upward from the northeast to the southwest. The proposed addition and related circulation will require cutting into the slope towards the southwest corner

of the site. Relatively little grading work is need to the north and east. As required, a grading plan is included with the application.

(c) Protection of important public views

There are no important public views on or through the subject property.

(d) Protection of important cultural resources

The site has no historical significance, nor are there any known archaeological resources.

(e) Supporting the use of alternative energy

The project plans depict extensive rooftop solar on the addition; however, the accompanying narrative states the rooftop solar is under evaluation and not part of the current proposal. Inclusion of the solar array is encouraged but is exempt from zoning approval in any event. The application narrative refers to CO2 refrigeration, water re-use, and above-code insulation throughout.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

The project plans include details for construction site erosion prevention and sediment control. They also contain details for post-construction stormwater management. New stormwater “wetlands” are proposed to the south and east of the proposed construction. These measures are subject to review and approval by the city’s stormwater program.

Peripheral green space remains for wintertime snow storage from plowing. Existing sheltered building entries will remain. Several new entries are depicted on the elevation plans and lack any shelter. They are presumed to be emergency exits, but clarification is warranted.

(h) Building location and orientation

The existing building faces Queen City Park Road. The proposed addition will be constructed to the south of the existing building and utilizes approximately the same front yard setback. The existing front entry remains intact and will continue to serve as the primary entrance into the building.

(i) Vehicular access

The existing driveway will be retained and will provide ingress and egress to and from the property for passenger vehicles. It will also serve as the entry for truck deliveries; however, trucks will circulate around the building and exit from a new southerly curb cut. The Department of Public Works has reviewed this second curb cut and found it acceptable. Sight lines at the existing driveway’s intersection with the road remain essentially unchanged. Sight lines at the new driveway intersection with the road appear to be clear. Preliminary traffic information has been provided. Between 11 and 31 additional peak hour trip ends are anticipated, depending on the ITE versus Rhino Foods’ supplied data. Both are below the 75 peak hour trip end threshold for requiring a comprehensive traffic analysis.

(j) Pedestrian access

There is no public sidewalk along this side of Queen City Park Road. Therefore, there is no requirement to provide a front walkway connecting to it. Pedestrian walkways provide access from the existing parking lot to building entries. As required, a new concrete walkway will provide access from the new parking lot into the building entries.

(k) Accessibility for the handicapped

ADA parking spaces are depicted within the existing parking lot. No additional ADA spaces are noted in the proposed parking. ADA standards are administered through the building code.

(l) Parking and circulation

Under present conditions, parking is situated in front of the building and to the south side. Circulation wraps around the entire building to facilitate truck access. The proposed building addition is located to the south. Parking to the south will be removed and relocated/expanded in front of the proposed building addition. Truck circulation will wrap around the entire building and exit via a new curb cut to the south.

This criterion calls for parking to be located to the side or rear of the building where possible. The proposed parking arrangement was included in sketch plan review and justified by the applicants as necessary for interior production line flow and employee access to a central entrance. Although no Board action was taken as part of sketch plan review, neither the DAB nor DRB expressed concern with the proposed parking layout, in light of the reasons driving it.

As required, the new parking area is broken up into subsections of less than 20 spaces each, interspersed with landscape islands. At least 30% shading of the new parking area is required. At least one shade tree for every 5 parking spaces is needed. The landscaping plan set includes a shading analysis that indicates 34.2% shading and 12 new shade trees for 57 parking spaces in the new lot. Proposed shade trees include Hackberry, Honey locust, Black Tupelo, and River Birch.

Per this criterion, curbing will run between the new parking area and the concrete walkway linking it to the building entries. A bike rack detail is provided in the landscape plan set; however, location within the site is not evident. Bike parking is required. Short term bike parking, typically in the form of racks, must be proximate to the primary building entrance.

(m) Landscaping, fences, and retaining walls

A row of existing trees to the south of the building will be removed, as will several others in front of the existing building. New landscaping includes a variety of trees, shrubs, and perennials. The new stormwater features will be planted with wetland species. The new landscaping will screen the new parking area from the street and will also provide shade for it. New foundation plantings will soften the boundary between the new building wall and the walkway in front of it. The cut area to the northwest will be graded and seeded with a conservation mix. New trees and shrubs will be interspersed throughout. No new retaining walls or fences are evident.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

New outdoor lighting is included. Primarily, it will illuminate the new parking area and related circulation areas. The new walkway alongside the new parking lot will be illuminated as well. The proposed lighting fixtures include pole-mounted and wall-mounted lights. All utilize LED luminaires and all are mounted at compliant heights. The photometric plan depicts lighting levels consistent with the standards of Sec. 5.5.2, f, 1, *Parking Lot Lighting*.

(p) Integrate infrastructure into the design

No new infrastructure, such as mechanical equipment and solid waste and recycling facilities, is depicted in the project plans, nor does the application narrative indicate any. Given the existing business, such site infrastructure is already in place.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

With the addition, the facility will more than double in size. It is located within the Enterprise – Light Manufacturing district and is neighbored by other commercial facilities of similar scale along Queen City Park Road. Massing is simply one large metal box appended to the existing building. Height of the addition is somewhat taller than the existing building but is unremarkable and not out of character with other industrial buildings in the area.

2. Roofs and Rooflines.

As with the existing building, the proposed addition will have a flat roof. Such roof form is common among the neighboring commercial buildings in this area. As noted above, solar panels are contemplated for this new roof.

3. Building Openings

Building openings in the addition are limited to truck loading docks and what appear to be several emergency exits. There are no windows. As previously noted, the existing primary entrance remains and will continue to serve as such.

(b) Protection of Important Architectural Resources:

The existing building is not historically significant, nor are any of the neighboring buildings.

(c) Protection of Important Public Views:

As noted in Sec. 6.2.2, there are no important public views on or through the subject property.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided.

The proposed addition presents a monolithic metal wall to the public street. There is no variation of building materials or plane of the building. There are no architectural features. Except for some external downspouts, the addition presents a large expanse of undifferentiated building wall to the public street. It is understood that this is a commercial manufacturing facility, and some sort of high-style design is not necessary. However, the proposed addition lacks even a minimal attempt at addressing this criterion. All of other commercial buildings along this street incorporate at least balanced fenestration along their entire street frontage. The application narrative asserts that modification of the insulated metal panels may void their warranty. There are myriad ways to provide an active and inviting street edge, even for a food processing facility.

(e) Quality of materials:

The proposed addition will be clad in metal panel siding and (presumably) membrane roofing. Such material is common for industrial facilities.

(f) Reduce energy utilization:

The proposed addition is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. The application narrative asserts that the thermal insulation will be above code.

(g) Make advertising features complementary to the site:

No new outdoor signs are included in the application.

(h) Integrate infrastructure into the building design:

Several roof-mounted mechanical units are proposed. All appear to exceed 1' in height, and all are arranged and set back from the front edge of the roof to minimize their visibility from the street. The street-level perspective shows no rooftop equipment visible. Confirmation is needed. Depending on visibility, a parapet or other screening measure may be needed.

There is no indication in the application materials that the rooftop equipment will produce any perceptible heat, vapor, fumes, vibration, or noise. Confirmation is needed. The truck loading bays are set along the south side of the building, some 300-plus feet from the closest residences.

(i) Make spaces secure and safe:

The entire building, upon completion, will be accessible by emergency vehicles. Building entries are visible and illuminated.

RECOMMENDED MOTION:

Continued review to address Sec. 6.2.3 (d), *Provide an active and inviting street edge.*

Other items that could be addressed by way of condition prior to DRB review include:

- Provide the boundary survey for the lot merger.
- Clarify purpose of the new pedestrian doorways in the addition.
- Depict bike rack location(s) on the site plan.
- Specify roofing material.

- Confirm visibility from the street of the rooftop mechanical equipment and the anticipated impacts relative to heat, vapor, fumes, vibration, and noise.

Rhino Foods - 179 Queen City Park Road – Potential Expansion

Zoning Permit/COA Level II Narrative

Burlington, VT
May 2023

Rhino Foods – Potential Expansion

The potential project is located at 179 Queen City Park Road in Burlington, VT. The project is located in the Light Manufacturing (E-LM) district. The project area consists of 2 separate parcels containing approximately 8.1 acres. One parcel contains the existing $\pm 44,000$ square foot Rhino Manufacturing Facility. The second parcel is currently undeveloped. The project would combine the two lots and add a $\pm 65,000$ square foot building expansion to the existing facility. The construction of the addition will require the relocation of the existing southern parking lot. The expansion will be served by new utility connections including water, sewer, electric, gas and communications. Two new gravel wetlands will be constructed to treat the stormwater from the project. There will also be a new bio-retention area on the north side of the existing site to treat some of the stormwater from the existing building. New site lighting and landscaping will also be part of the project. The existing curb-cut on Queen City Park Road will remain and a new curb cut will be installed on the southern portion of the project. This will allow trucks to enter the site via the existing curb cut and exit the site via the new curb cut.

The application package being submitted contains the following items:

- The Zoning Permit Application was submitted via the City of Burlington online permit portal.
- Property owner signature page.
- The application fee will be paid once we are notified of the total fee due.
- Photographs and satellite images of the property.
- Site plans showing the items required in the COA Level II Application Checklist.
- A coverage calculation is shown on sheet C-3 of the civil plan set. This table shows a proposed lot coverage of 64.5%.
- Building elevations along with color renderings from a birds-eye view and from street level near the new entrance.
- Specification sheets for loading dock shelters, insulated doors and the insulated metal panels that will make up the exterior of the building expansion.
- Landscaping and lighting plan set including lighting cut sheets. A landscaping narrative has also been provided.
- A stormwater package including a cover letter from Watershed Consulting, drainage maps, a maintenance plan and HydroCAD modeling data for Pre and Post Conditions for 1, 10, 25 and 100-year storms.
- An EPSC plan sheet is included in the civil drawing package as sheet C-11 and an EPSC detail sheet is included as sheet C-12.
- A Transportation Demand Management Plan.
- NPA Ward 5 Meeting Certification Statement and Meeting Minutes.

Article 4 Criteria

Article 4: Maps & Districts

Sec. 4.4.3, Enterprise Districts:

(a) Purpose

The project is located in the Light Manufacturing (E-LM) District. This district is primarily intended to provide for industrial uses. This project is the expansion of an existing food

Rhino Foods - 179 Queen City Park Road – Potential Expansion

Zoning Permit/COA Level II Narrative

Burlington, VT
May 2023

processing facility. The use and purpose of the project is consistent with the intent of the E-LM Zoning District.

(b) Dimensional Standards & Density

i.
$$\text{FAR} = \frac{\text{GFA Structures}}{\text{Gross Site Area}} = \frac{109,000 \text{ sf}}{351,965 \text{ sf}} = 0.3$$

The maximum FAR allowed in the E-LM district is 2.0 so the project is well under the allowable FAR.

ii. The maximum allowable lot coverage in the E-LM district is 80%. The proposed lot coverage is 64.5%.

iii. The front yard setback for the proposed addition is 125' which is greater than the minimum 5' required front yard setback.

There are no minimum side yard setback requirements.

As the rear of the property is also a zoning district boundary with a residential zone, a 25' rear yard setback applies. The proposed rear building setback is 117'. The circulation pavement setback is 69'.

iv. The building height is 45' from the average grade in the 10' in front of the building to the roof.

(c) Permitted & Conditional Uses

Food and beverage processing use is permitted in the E-LM district.

(d) District Specific Regulations

Not applicable.

Article 5 Criteria

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

No lot coverage exception is being requested.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See above.

Sec. 5.2.6, Building Height Limits

Building Height = 45'. See above.

Sec. 5.2.7, Density and Intensity of Development Calculations

FAR = 0.3. See above.

Rhino Foods - 179 Queen City Park Road – Potential Expansion

Zoning Permit/COA Level II Narrative

Burlington, VT

May 2023

Sec. 5.5.1, Nuisance Regulations

No nuisance impacts are associated with the proposed expansion.

Sec. 5.5.2, Outdoor Lighting

A lighting plan for the project is being submitted with this application. The plan includes fixture types, locations and illumination levels for the project. The illumination from the proposed project is down shielded and located to illuminate the loading docks, parking lot and driveway. No lighting over 0.1 lumens is projected to cross the property lines. The project is a cut site. The southwest corner of the project adjacent to the loading docks is approximately 10' below the existing grade at the property line. This helps to minimize light trespass from truck headlights going around the site.

Sec. 5.5.3, Stormwater and Erosion Control

The project will result in an increase of 2.5 acres of impervious surface. Therefore, the project is required to and will obtain State of Vermont 3-9050 Operational and 3-9020 Construction Stormwater permits.

The stormwater generated from the project will be treated via two new gravel wetlands and new a bio-retention area. A stormwater narrative is attached to this submission.

Over 400 square feet of land disturbance is proposed so an Erosion Prevention and Sediment Control (WPSC) plan is required. Sheet C-12 is an EPSC plan and Sheet C-13 contains the details associated with the EPSC plan. The EPSC plan utilizes a stabilized construction entrance, temporary sedimentation basins, stone check dams, erosion control blankets and silt fence. This plan will be submitted to the stormwater administrator via the online permit portal for review.

Article 4 Criteria

Article 6: Development Review Standards

Part 1, Land Division Design Standards

The project area consists of 2 separate parcels containing approximately 8.1 acres. One parcel contains the existing $\pm 44,000$ square foot Rhino Manufacturing Facility. The second parcel is currently undeveloped. The project would combine the two lots and add a $\pm 65,000$ square foot building expansion to the existing facility. The proposed project will merge two existing parcels into one. A survey plat that show the property boundary between the two lots being dissolved and the lots being merged will be filed at the appropriate time.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The property is not affected by any important natural features as identified in the Natural Resource Overlay map. The existing tree line along the westerly boundary will remain intact.

Rhino Foods - 179 Queen City Park Road – Potential Expansion

Zoning Permit/COA Level II Narrative

Burlington, VT

May 2023

(b) Topographical alterations

The current site slopes gradually down from the southwest corner to the northeast corner towards the road. The finish floor elevation of the building expansion must match the finish floor elevation of the existing building. As a result, the site will be a cut site with an approximately 10' cut in the southwest corner of the site. Excess material will be disposed of off-site.

(c) Protection of important public views

There are no important public views on or through the subject property.

(d) Protection of important cultural resources

The site has no historical significance, nor are there any known archaeological resources.

(e) Supporting the use of alternative energy

While not part of the current proposal, the project is being evaluated to allow for the installation of a 40k solar array on the top of the building. Other alternative energy items that are being considered for the project include:

- A CO2 refrigeration system vs. a traditional hydrofluorocarbon refrigeration system.
- A heat recovery system for refrigeration that would heat water used for sanitation.
- Above code thermal insulation in walls, the roof and below the slab.
- Above code insulated dock doors, personnel door and MHE doors.

(f) Brownfield sites

The project site is not an identified brownfield site.

(g) Provide for nature's events

As noted above the stormwater generated from the project will be treated in two new gravel wetlands and a new bio-retention area.

There are green space areas adjacent to the parking areas that will allow for snow storage.

The existing sheltered building entrance will remain and be the primary building entrance.

(h) Building location and orientation

The existing building faces Queen City Park Road. The proposed addition is generally in-line with the existing building. The existing front entrance will remain and continue to be utilized as the primary entrance. Emergency exit doors are provided in the new building. Ten new loading dock doors are being provided on the south of the new building and they are screened from the road by a portion of the new building.

(i) Vehicular access

The existing driveway will remain and will provide ingress and egress to and from the property for passenger vehicles. It will also serve as the entry for truck deliveries. However, trucks will circulate around the building and exit from the new southerly curb cut. This new southerly curb cut was reviewed by the Department of Public Works during Sketch Plan Review, and they

Rhino Foods - 179 Queen City Park Road – Potential Expansion

Zoning Permit/COA Level II Narrative

Burlington, VT

May 2023

found it acceptable. Sight lines at the existing driveway's intersection with the road remain essentially unchanged. Sight lines at the new driveway intersection with the road are clear. The ITE manual indicates 31 additional peak trip ends are associated with a building of this size. As an existing facility, Rhino is able to forecast their projected traffic associated with the expansion. Their internal estimates indicate approximately 11 additional peak hour trip ends associated with the expansion project. Both are below the 75 peak hour trip end threshold for requiring a comprehensive traffic analysis.

(j) Pedestrian access

There is no public sidewalk along this side of Queen City Park Road. Therefore, there is no requirement to provide a front walkway connecting to it. Pedestrian walkways provide access from the existing parking lot to building entries. A new walkway is proposed from the new parking area to the main entrance. An additional walkway is proposed at the existing driveway entrance that will assist people accessing the main entrance from the bus stop.

(k) Accessibility for the handicapped

There are four ADA parking spaces within the existing parking lot. No additional ADA spaces are required for the total number of parking spaces (92).

(l) Parking and circulation

The existing parking lots contain a total of 82 parking spaces. The proposed parking areas will contain a total of 92 parking spaces. All vehicles will enter the existing driveway. Passenger vehicles will also exit at the existing driveway. Trucks will enter the existing driveway and wrap around the building to access the loading docks. Trucks will then leave via a new south driveway. The existing parking lot on the east side of the existing building will remain. A new parking area will be constructed on the east side of the new building. This new parking location was discussed during the DAB and DRB sketch plan meetings. The new parking area is being proposed on the east side of the site to locate it as close to the existing main entrance as possible. This is needed to allow for controlled access to the building, which is a food manufacturing facility that has strict requirements regarding access and sanitation. Both the DAB and DRB were supportive of the location of the parking lot in the proposed location on the east side of the building.

The new parking area has landscaped islands as required.

The landscaping plan shows shade trees as required. The proposed percentage of shaded parking lot is 34.2% which is greater than the minimum required percentage of 30%.

The landscaping plan and site renderings show that the new parking area will be screened from the road. There is also a gravel wetland between the road and the new parking area.

(m) Landscaping, fences, and retaining walls

A landscaping plan has been prepared by Wagner Hodgson Landscape Architecture. The plan shows a mixture of new trees, shrubs, perennials, grasses and groundcover. A landscaping narrative is also provided.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

Rhino Foods - 179 Queen City Park Road – Potential Expansion

Zoning Permit/COA Level II Narrative

Burlington, VT
May 2023

(o) Outdoor lighting

Please refer to Section. 5.5.2.

(p) Integrate infrastructure into the design

Mechanical equipment is primarily located on the roof. Some equipment will be located inside of the building where feasible. The loading docks are located on a face of the building that is screened by the building itself.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

The proposed building will be constructed with insulated metal panel siding. This is a typical method of construction and aesthetic in an industrial area. The insulated metal panels have stringent requirements for paints, colors and connections to the metal panels. Any changes to the colors of the panels, applying paint to the panels or attachment of external features such as signs or murals need to be reviewed with the panel manufacturer to ensure the warranty is not voided. The panel manufacturer needs to ensure that the insulative properties and efficiency of the building is not compromised due to dark colors absorbing heat or penetrations through the insulation.

The insulated metal wall panels will also help to reduce the energy utilization required for the refrigerated warehouse space.

The face of the building is located generally in line with the existing facility.

New trees located along the new parking lot and gravel wetland help to break up the massing of the building.

The main entrance for the new facility will be the existing main entrance at the existing building. This existing main entrance has prominent architectural features that allow for identification as the main entrance of the facility.

Article 8 Criteria

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

Within the Shared Use Parking District, the maximum number of onsite parking spaces is limited to 1 per 1,000 square feet GFA, plus 2 per 1,000 square feet GFA devoted to patron use. There is no patron use associated with this facility.

The existing GFA of the building is 43,666 square feet and the proposed 65,000 sf addition brings the GFA to 108,666 sf. This would allow for a maximum of 109 parking spaces. The proposed plan has a total of 92 parking spaces, which is below the maximum of 109 spaces.

Rhino Foods - 179 Queen City Park Road – Potential Expansion

Zoning Permit/COA Level II Narrative

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May 2023

Sec. 8.1.10, Off-Street Loading Requirements

The loading docks are located to the south side of the proposed addition. This allows for truck access to them from the public street. The loading docks are located away from parking and pedestrian circulation.

Sec. 8.1.11, Parking Dimensional Requirements

The proposed parking spaces are 18' deep by 9' wide with a 24' aisle width for 2-way circulation.

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Shared Parking for Off-Site Use

There will be no parking provided for off-site users. The parking will serve onsite employees and visitors.

(b) Front Yard Parking Restricted & Residential Driveways

Not applicable.

(c) Availability of Facilities

The parking areas will not be used for the storage or display of vehicles or materials.

Sec. 8.1.13, Parking for Disabled Persons

There are four ADA parking spaces within the existing parking lot. No additional ADA spaces are required for the total number of parking spaces (92). The existing ADA spaces are located on an existing ADA accessible route to the main entrance.

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

Not applicable.

Sec. 8.1.16, Transportation Demand Management

A Transportation Demand Management Plan has been developed and is included in this application package.



1. Existing entrance for 179 Queen City Park Road



2. 179 Queen City Park Road entrance looking south



3. Existing parking looking northeast



4. Existing parking looking west



5. Potential expansion area looking north



6. Potential expansion area looking west



7. Potential expansion area looking southwest



8. Potential expansion area looking northeast



9. Satellite Image

RHINO FOODS

179 QUEEN CITY PARK ROAD

MAY 23, 2023

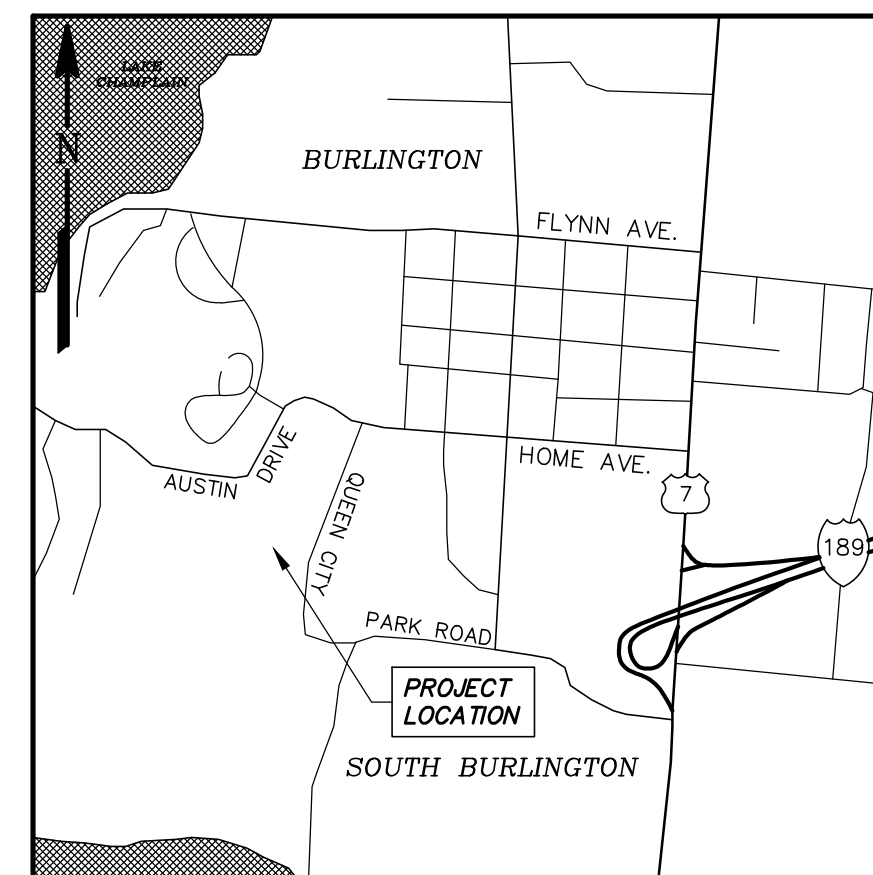
LIST OF DRAWINGS

CIVIL DRAWINGS:

C-1EXISTING CONDITIONS PLAN
C-2DEMO PLAN
C-3SITE PLAN
C-4GRADING PLAN
C-5UTILITY PLAN
C-6UTILITY PROFILES
C-7SITE DETAILS
C-8SITE DETAILS
C-9STORMWATER DETAILS
C-10.....STORMWATER DETAILS
C-11.....EPSC PLAN
C-12.....EPSC DETAILS
C-13.....SPECIFICATIONS
C-14.....SPECIFICATIONS

LANDSCAPE DRAWINGS:

L100LANDSCAPE KEY PLAN
L101LANDSCAPE PLAN-EAST ENLARGEMENT
L102LANDSCAPE PLAN-SOUTH ENLARGEMENT
L200PARKING LOT SHADING PLAN
L300PHOTOMETRIC PLAN
L401LIGHTING DETAILS



LOCATION MAP

N.T.S.

OWNERS

*RHINO FOODS
179 QUEEN CITY PARK ROAD
BURLINGTON, VT 05401
CONTACT: BLAINE PAXTON
(802) 862-0252*

CIVIL ENGINEER

*CHAMPLAIN CONSULTING ENGINEERS
85 PRIM ROAD
P.O. BOX 453
COLCHESTER, VERMONT 05446
CONTACT: MARTIN E. COURCELLE, P.E.
(802) 863-8060*

DESIGN SUMMARY:

1. PROJECT DESCRIPTION:

CONSTRUCTION OF A ±65,000 SQUARE FOOT WAREHOUSE EXPANSION TO THE EXISTING MANUFACTURING FACILITY AT 179 QUEEN CITY PARK ROAD BURLINGTON, VERMONT.

GENERAL NOTES:

- PRIOR TO COMMENCING SITE WORK, THE GENERAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY WHERE DISCREPANCIES EXIST BETWEEN THE PROJECT DRAWINGS AND ACTUAL FIELD CONDITIONS.
- THE GENERAL CONTRACTOR SHALL CONTACT DIG SAFE (1-888-344-7233) SEVENTY TWO HOURS PRIOR TO ANY EXCAVATION TO ACCURATELY ESTABLISH THE LOCATION OF ALL UNDERGROUND UTILITIES ON THE PROJECT SITE.
- WHERE DIMENSIONS ON THE PROJECT DRAWINGS ARE UNCLEAR, CONTACT THE PROJECT ENGINEER IMMEDIATELY FOR CLARIFICATION.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE PROJECT DRAWINGS REFLECT THE LATEST REVISIONS.

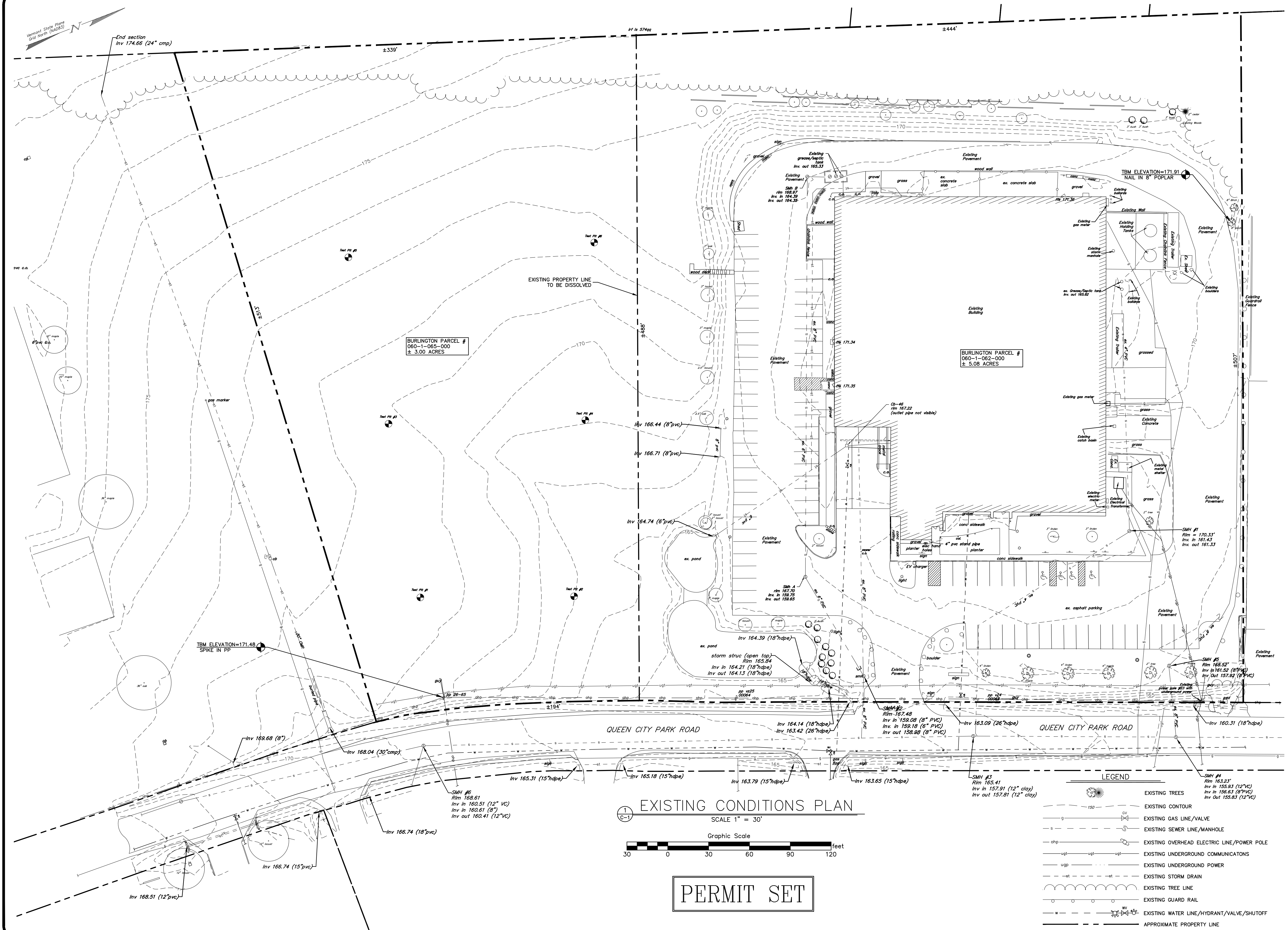
SURVEY NOTES:

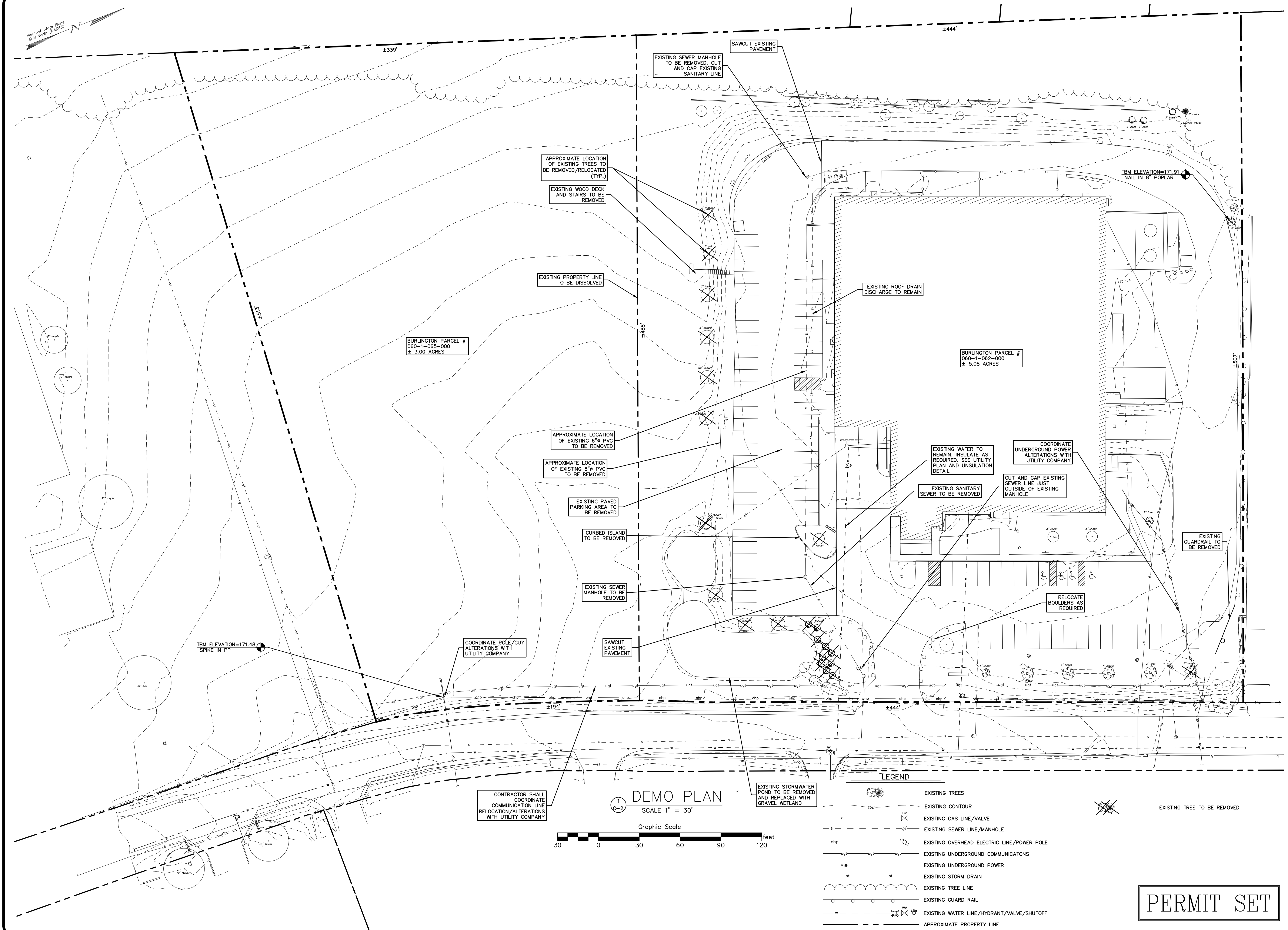
- THIS PLAN IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE BASED ON DIGITAL TAX MAP INFORMATION FROM THE VERMONT CENTER FOR GEOGRAPHICAL INFORMATION (VCGI) AND CONSIDERED APPROXIMATE. THE TAX MAP DATA WAS ADJUSTED SLIGHTLY TO MORE CLOSELY ALIGN WITH TWO PROPERTY MONUMENTS LOCATED ALONG THE WEST LINE OF THE EXISTING VACANT LOT, SOUTH OF THE RHINO FOODS PROPERTY.
- THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON NAVD88 DATUM (US SURVEY FEET).
- EXISTING CONDITIONS ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY KREBS & LANSING IN AUGUST 2022. INFORMATION ALONG THE NORTH SIDE OF THE BUILDING IS BASED ON A TOPOGRAPHIC SURVEY BY KREBS & LANSING IN OCTOBER 2018 AND MAY NO LONGER BE ACCURATE OR COMPLETE.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE VISIBLE UTILITIES LOCATED DURING THE TOPOGRAPHIC SURVEY AND PERMIT DRAWINGS BY DEWOLFE ENGINEERING ASSOCIATES, LAST REVISED 7/25/2017. UTILITIES ARE NOT WARRANTED TO BE EXACT OR COMPLETE. CONTRACTOR SHALL CONTACT DIG SAFE AND OTHER NON-MEMBER UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.

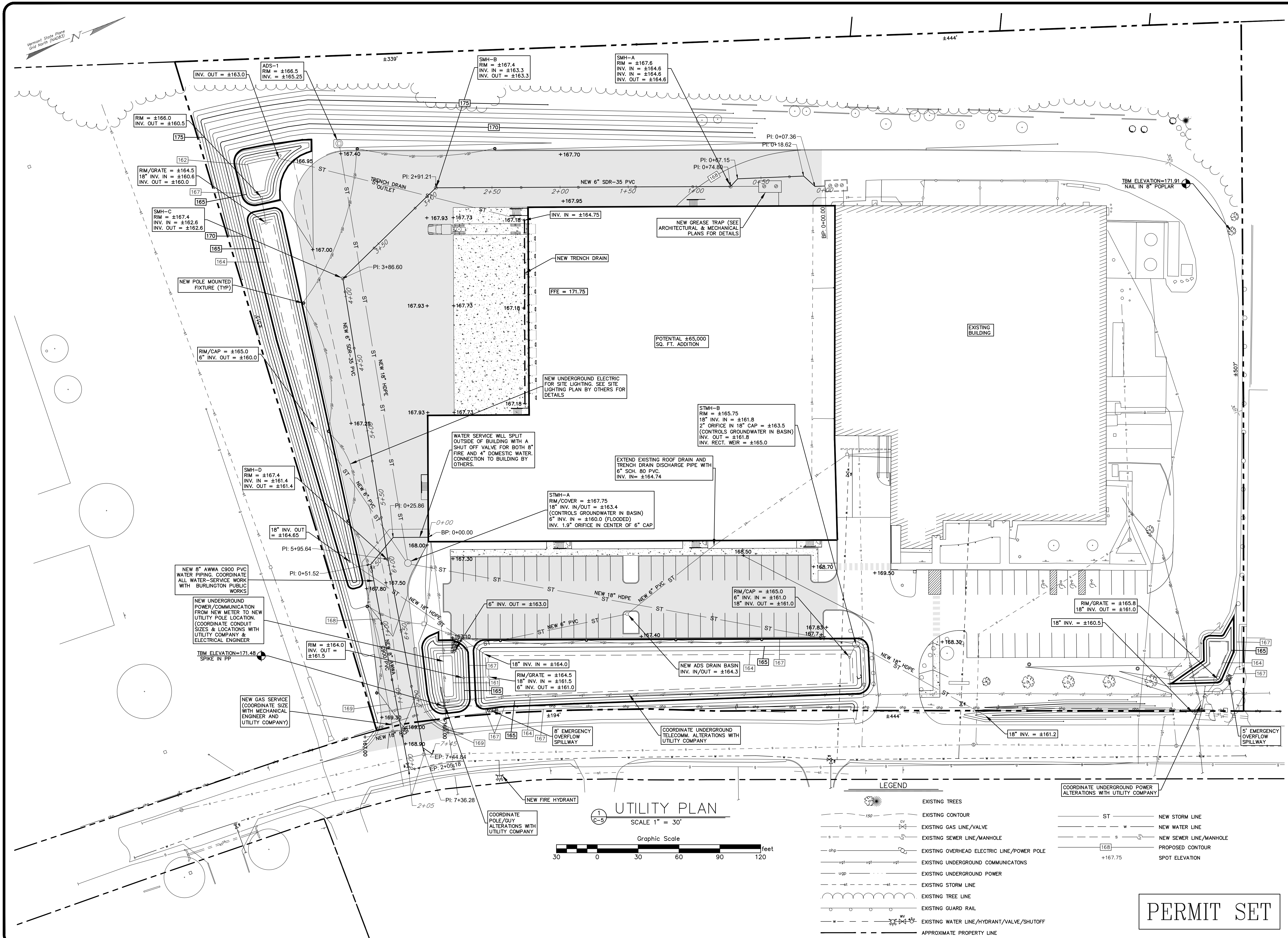
PROJECT NOTES:

- ALL EXISTING UTILITIES SHALL REMAIN UNDISTURBED UNLESS SPECIFICALLY NOTED OTHERWISE OR DISPLACED BY NEW CONSTRUCTION SPECIFIED WITHIN THESE PLANS. FIELD VERIFY ALL LOCATIONS & DEPTHS PRIOR TO EXCAVATION.
- ALL EXISTING PIPING, BITUMINOUS, CONCRETE, UTILITY DEMOLITION DEBRIS OR UNSUITABLE BACKFILL MATERIAL REMOVED DURING CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- EXCAVATED OR IMPORTED MATERIAL STOCKPILED ON SITE SHALL BE PLACED ONLY IN AREAS SPECIFICALLY DESIGNATED BY THE OWNER FOR THIS PURPOSE. STOCKPILE AREAS SHALL BE MAINTAINED & RESTORED PER THE DETAILS & SPECIFICATIONS.
- THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ALL REQUIRED SHORING OF EXCAVATIONS & BRACING/PROTECTION OF SITE FEATURES TO REMAIN IN PLACE.

PERMIT SET



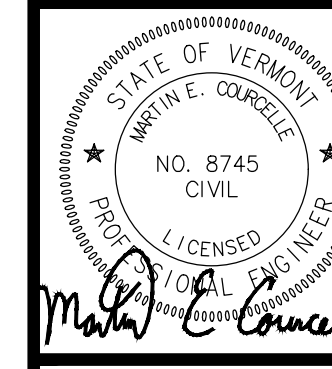




REVISION	DATE	DESCRIPTION

Champlain Consulting
ENGINEERS

85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 863-8060 - 864-1878 FAX
www.champlainconsulting.net



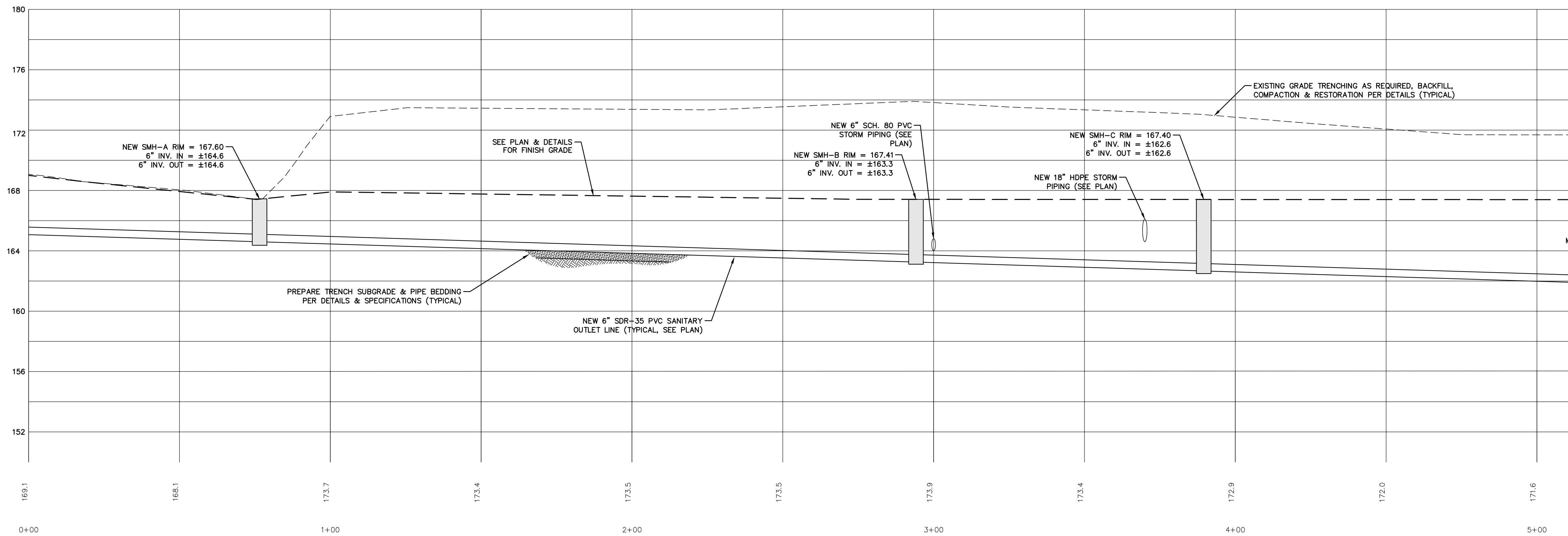
RHINO FOODS
179 QUEEN CITY PARK ROAD
POTENTIAL EXPANSION
UTILITY PLAN

DRAWN
CCE
CHECKED
MEC
SCALE
1" = 30'
DATE
05/23/23
JOB NO.
2022.032
SHEET

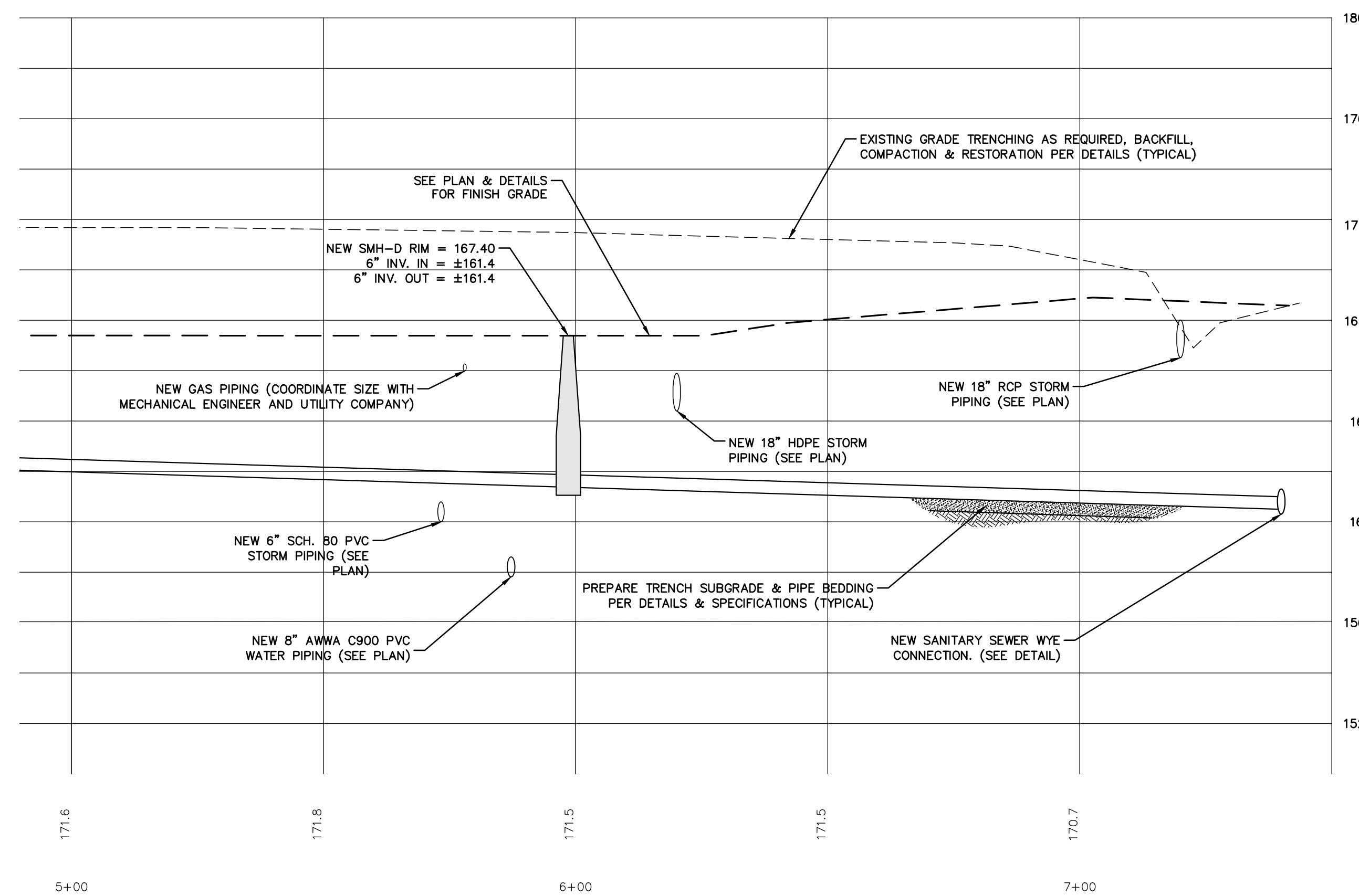
C-5

OF 14 SHEETS

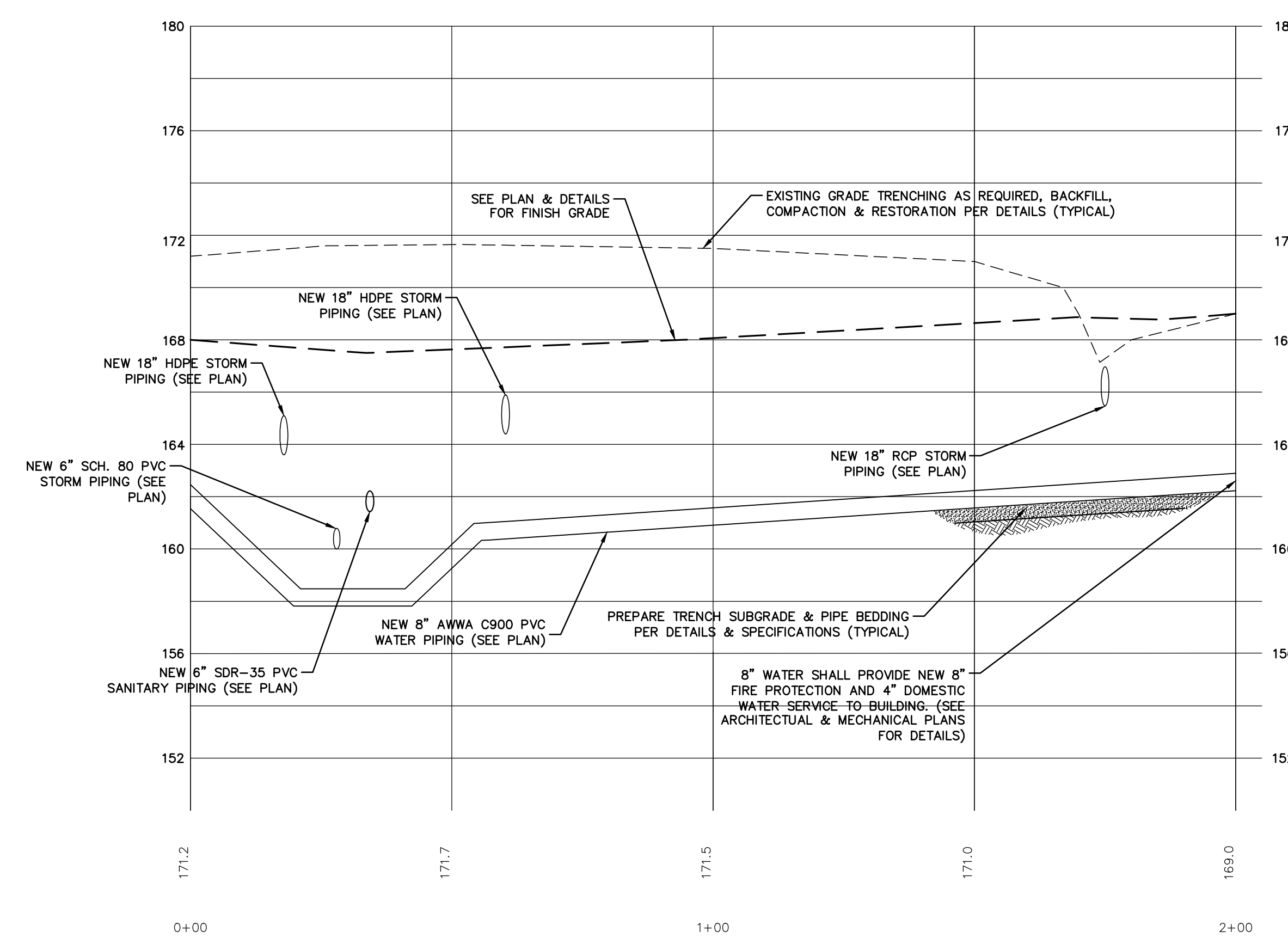
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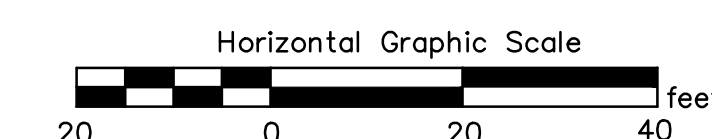
1
C-6
NEW SEWER PROFILE 0+00 - 5+00
SCALE 1" = 20' HORIZ. - 1" = 4' VERT.



2
C-6
NEW SEWER PROFILE 5+00 - 7+50
SCALE 1" = 20' HORIZ. - 1" = 4' VERT.



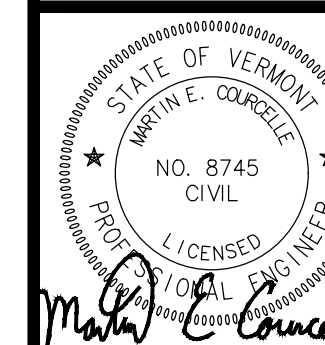
3
C-6
NEW WATER PROFILE
SCALE 1" = 20' HORIZ. - 1" = 4' VERT.



PERMIT SET

REVISION	DATE	DESCRIPTION

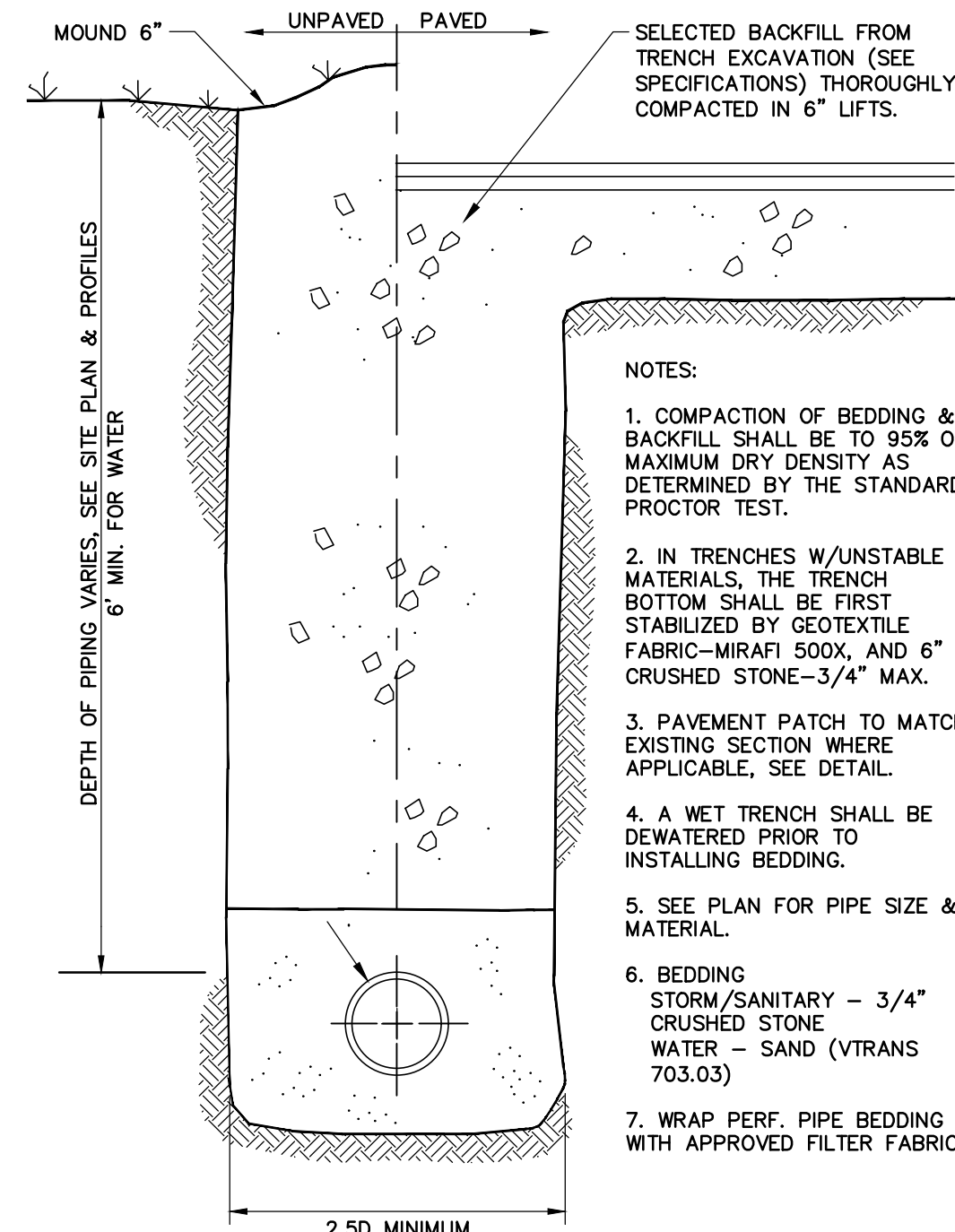
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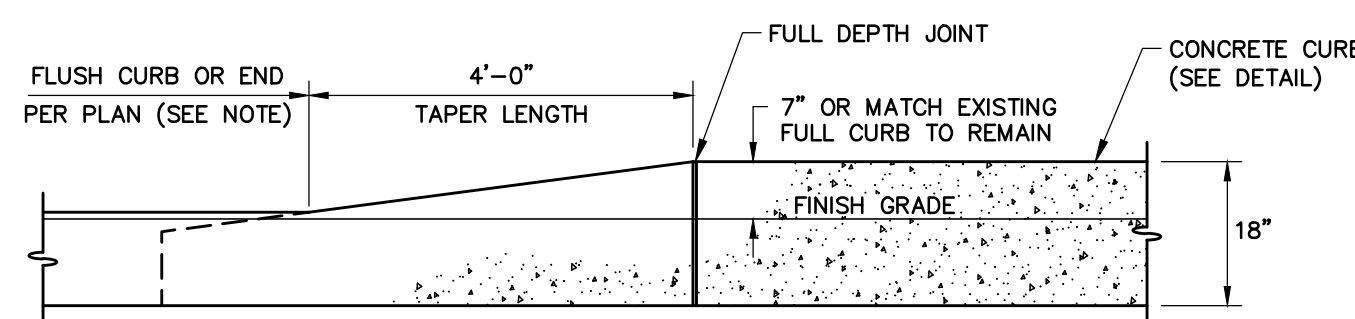
RHINO FOODS
179 QUEEN CITY PARK ROAD
POTENTIAL EXPANSION
UTILITY PROFILES

DRAWN
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2022.032
SHEET

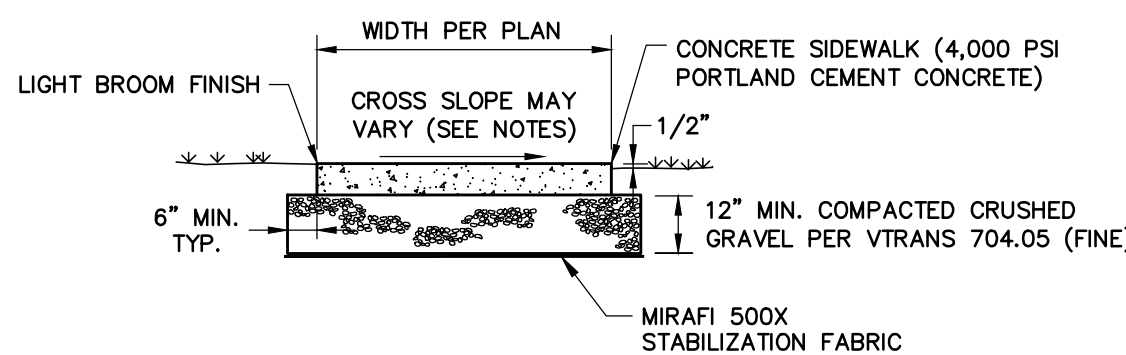
C-6



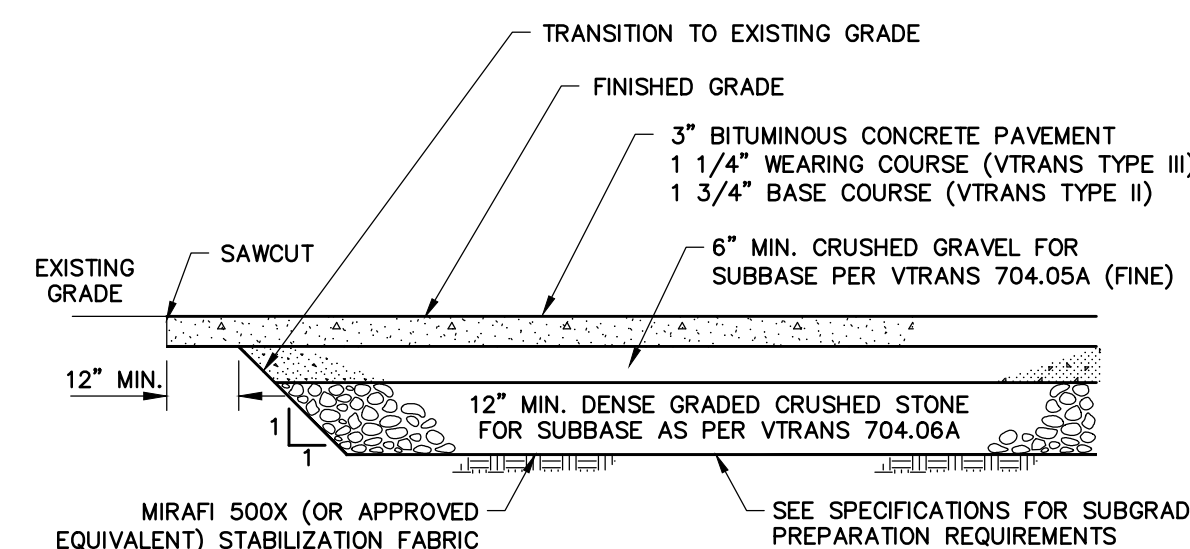
1 TYPICAL EXCAVATION TRENCH DETAIL
N.T.S.



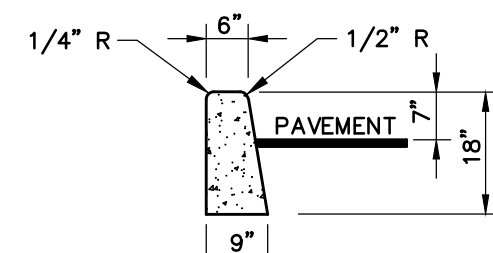
5 TYPICAL CURB TAPER
N.T.S.



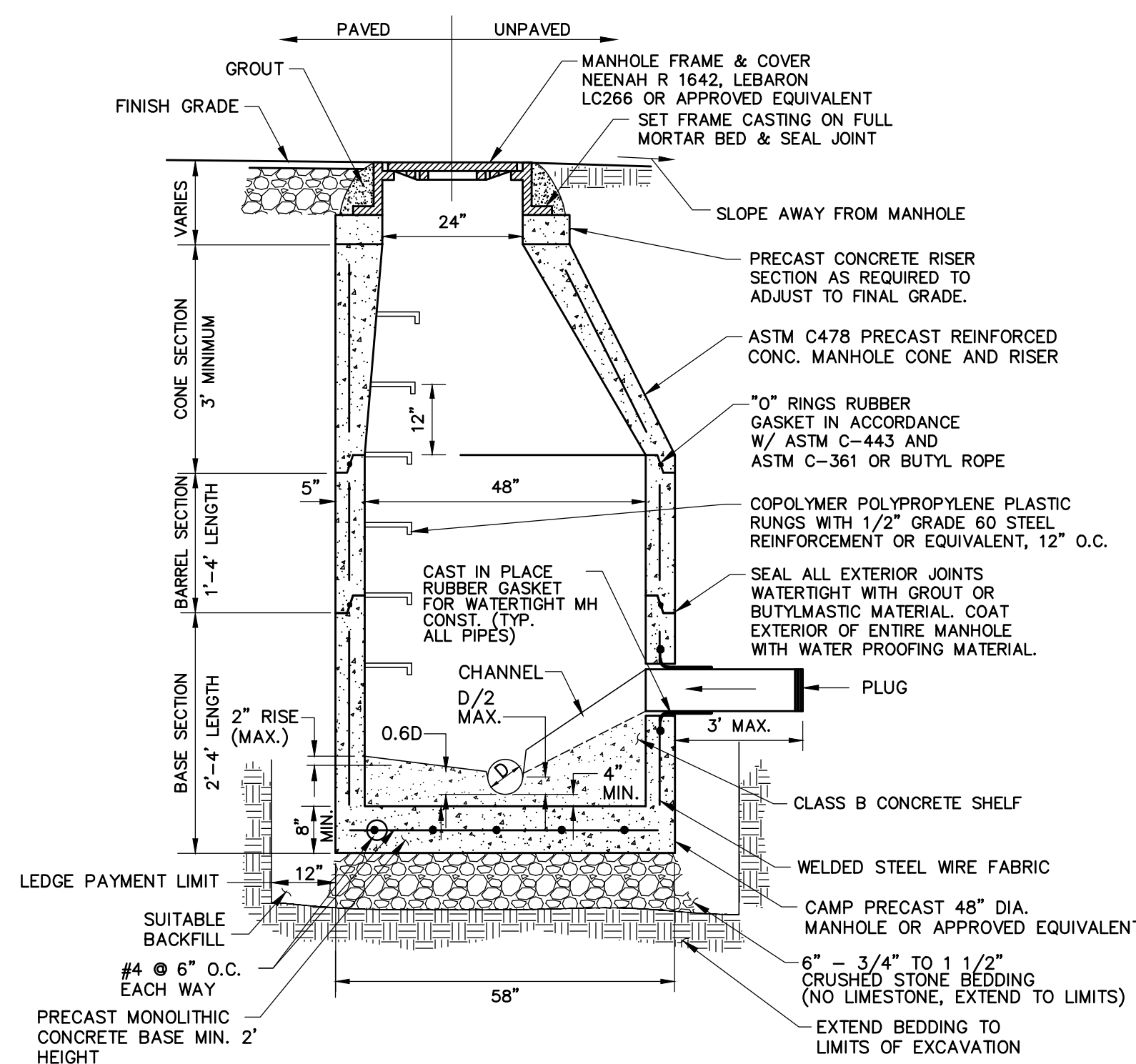
9 TYPICAL CONCRETE WALKWAY SECTION
N.T.S.



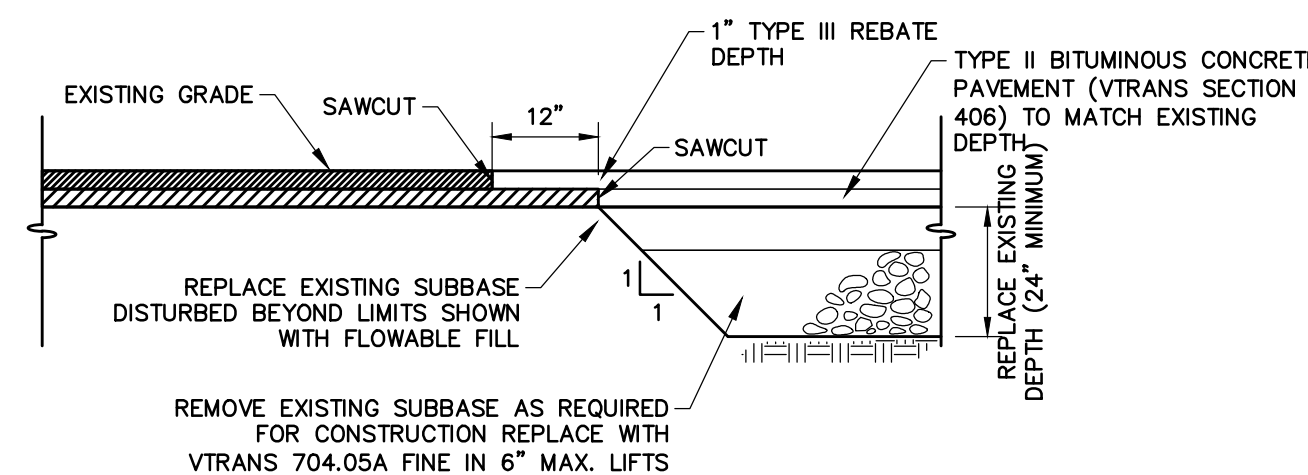
2 TYPICAL DRIVEWAY/PARKING LOT SECTION
N.T.S.



6 CONCRETE CURB DETAIL
N.T.S.



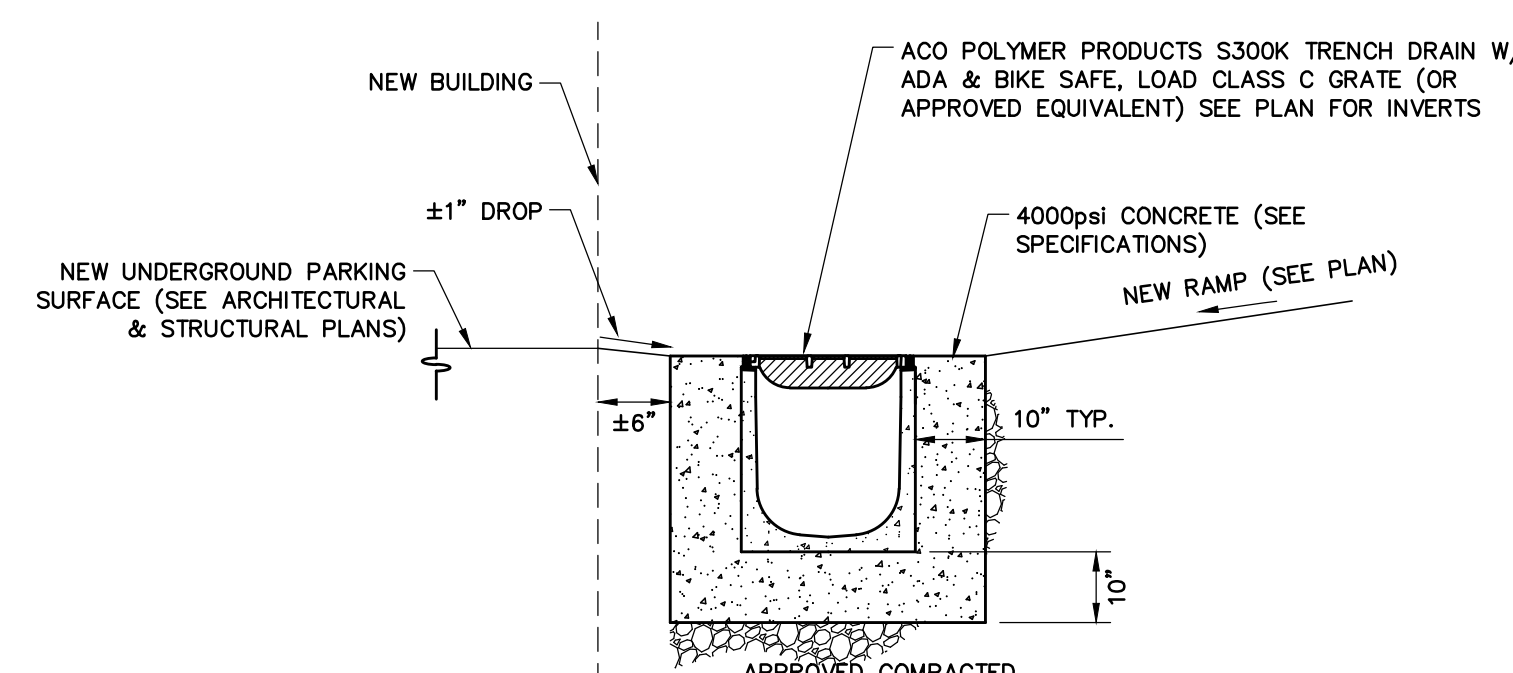
10 TYPICAL PRECAST SANITARY OR STORM MANHOLE
N.T.S.



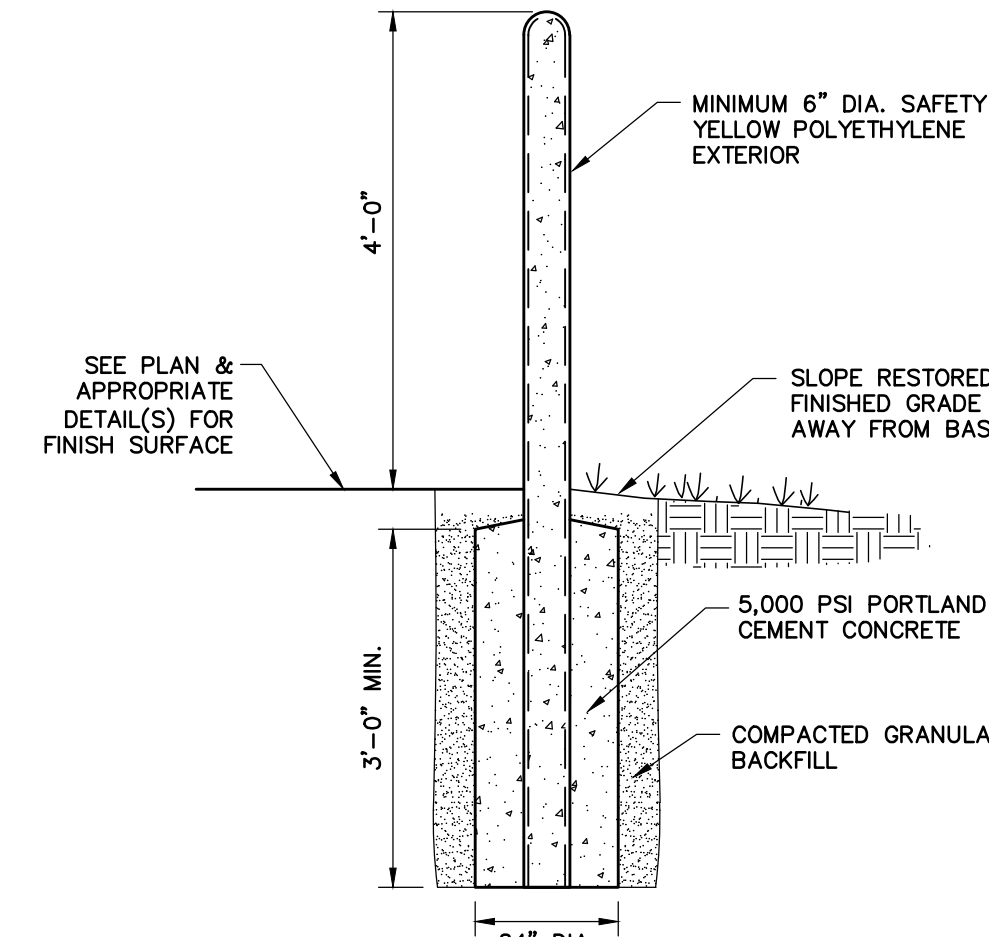
3 TYPICAL SAWCUT/REBATE SECTION
N.T.S.

SIGN TABLE			
SYMBOL	SIZE & DESCRIPTION	MOUNTING TYPE & HEIGHT	REGULATORY NUMBER
	30" X 30" RED ON WHITE	CHANNEL 7'-0" OR BUILDING MOUNTED	R5-1

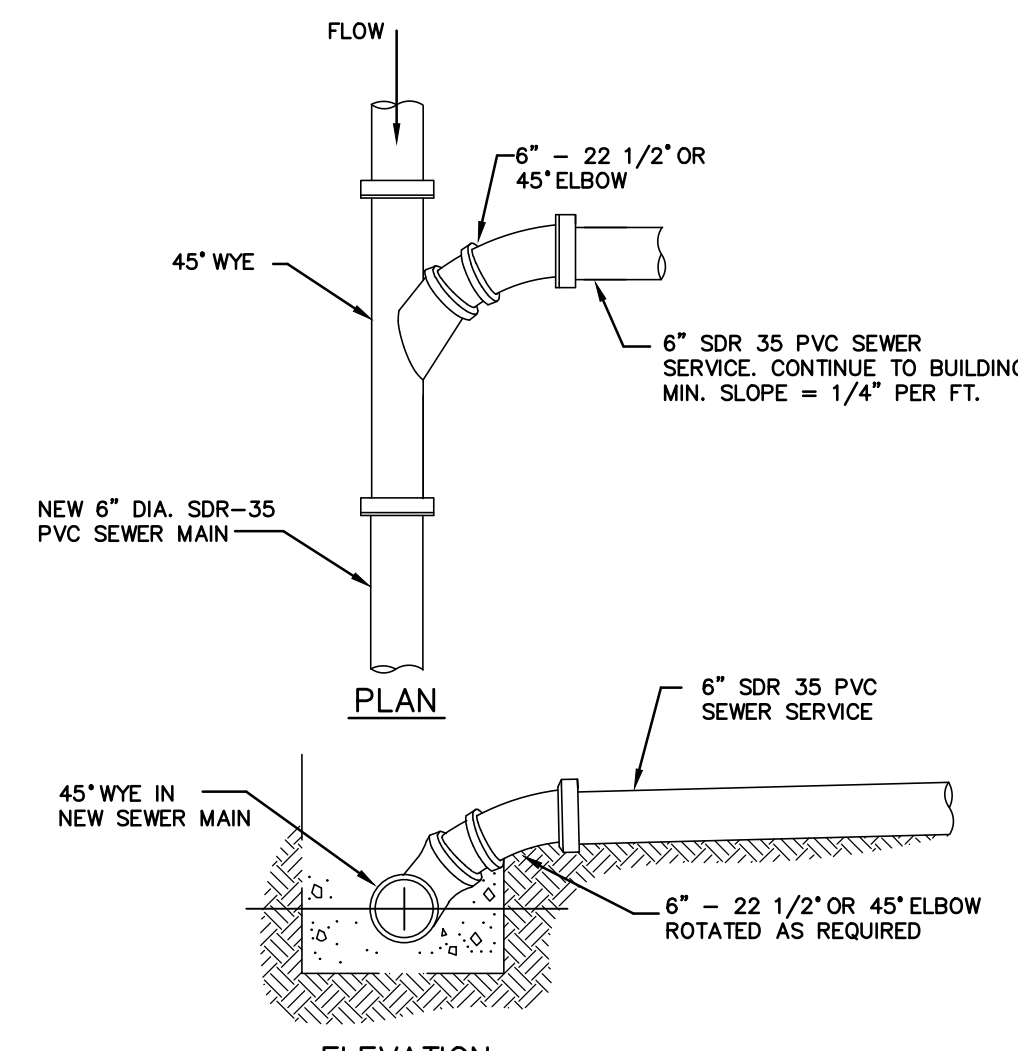
7 TYPICAL SIGN DETAILS
N.T.S.



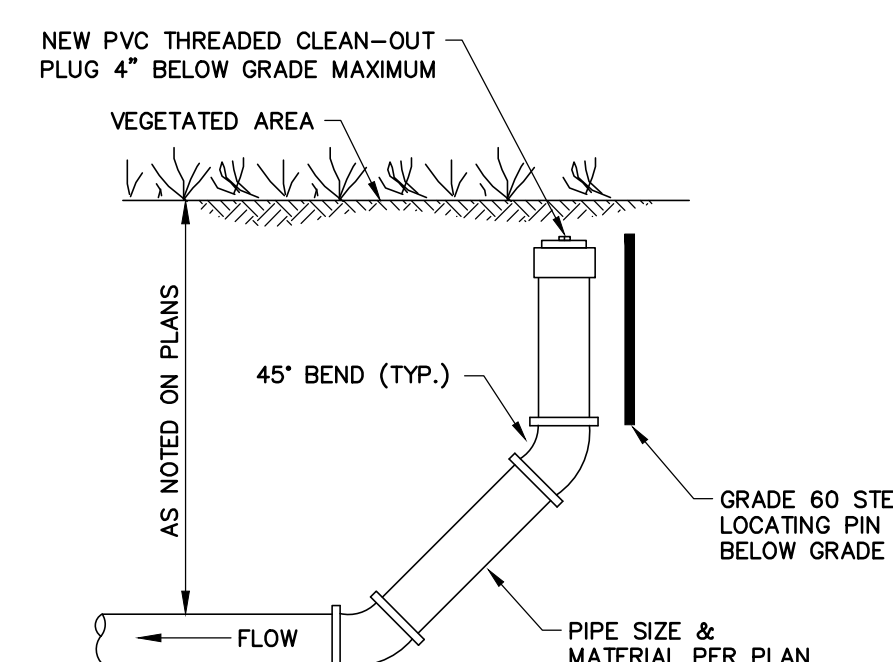
11 TYPICAL TRENCH DRAIN SECTION
N.T.S.



4 EXTERIOR BOLLARD
N.T.S.



8 SEWER SERVICE DETAIL
N.T.S.

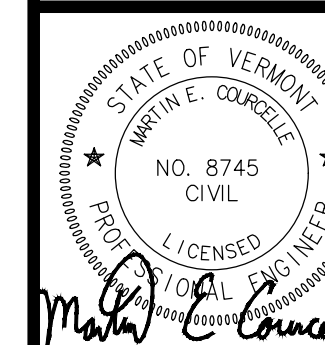


12 TYPICAL CLEAN-OUT DETAIL
N.T.S.

PERMIT SET

REVISION	DATE	DESCRIPTION

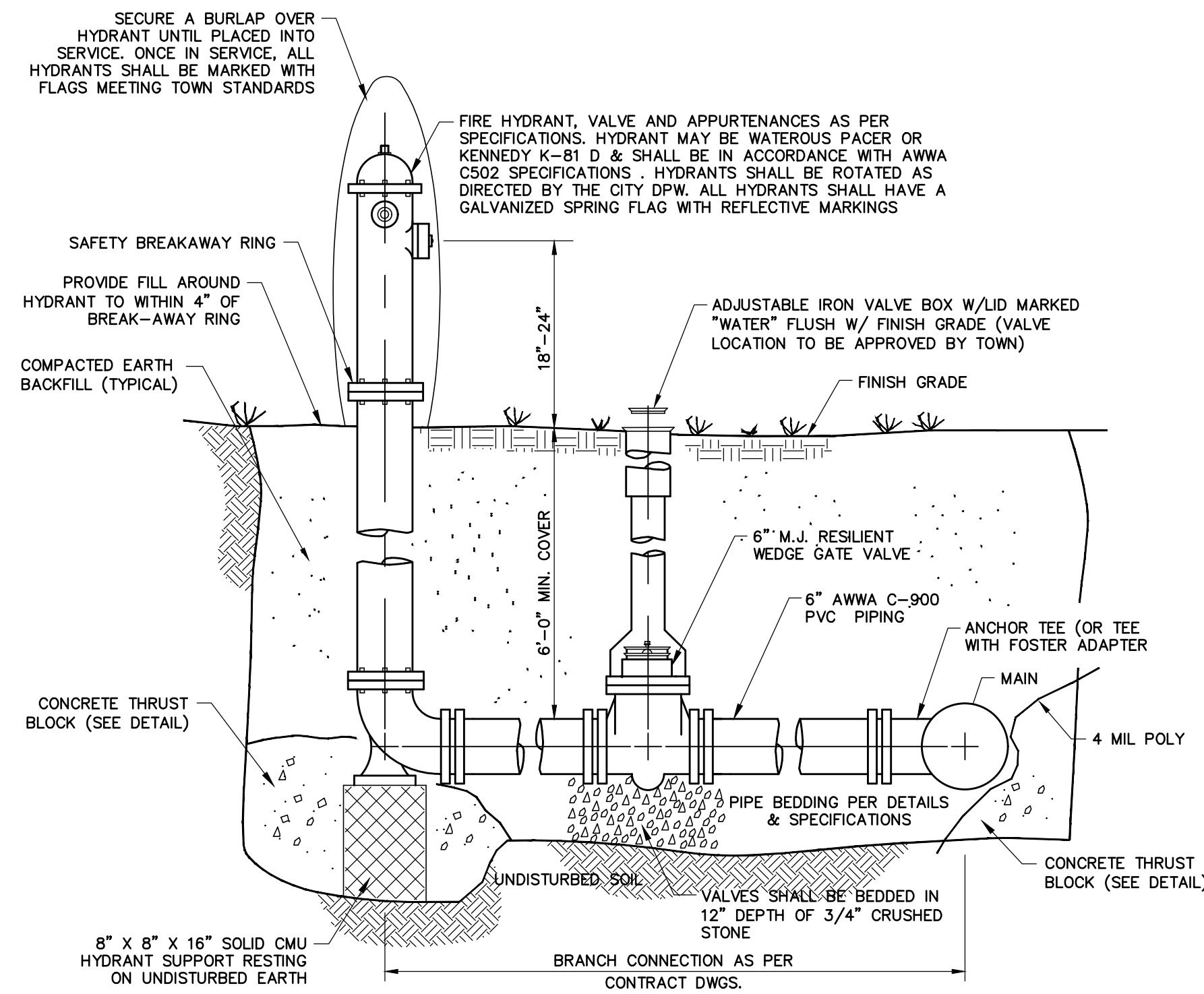
Champlain Consulting ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
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RHINO FOODS
179 QUEEN CITY PARK ROAD
POTENTIAL EXPANSION
SITE DETAILS

DRAWN	CCE
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JOB NO.	2022.032
SHEET	C-7

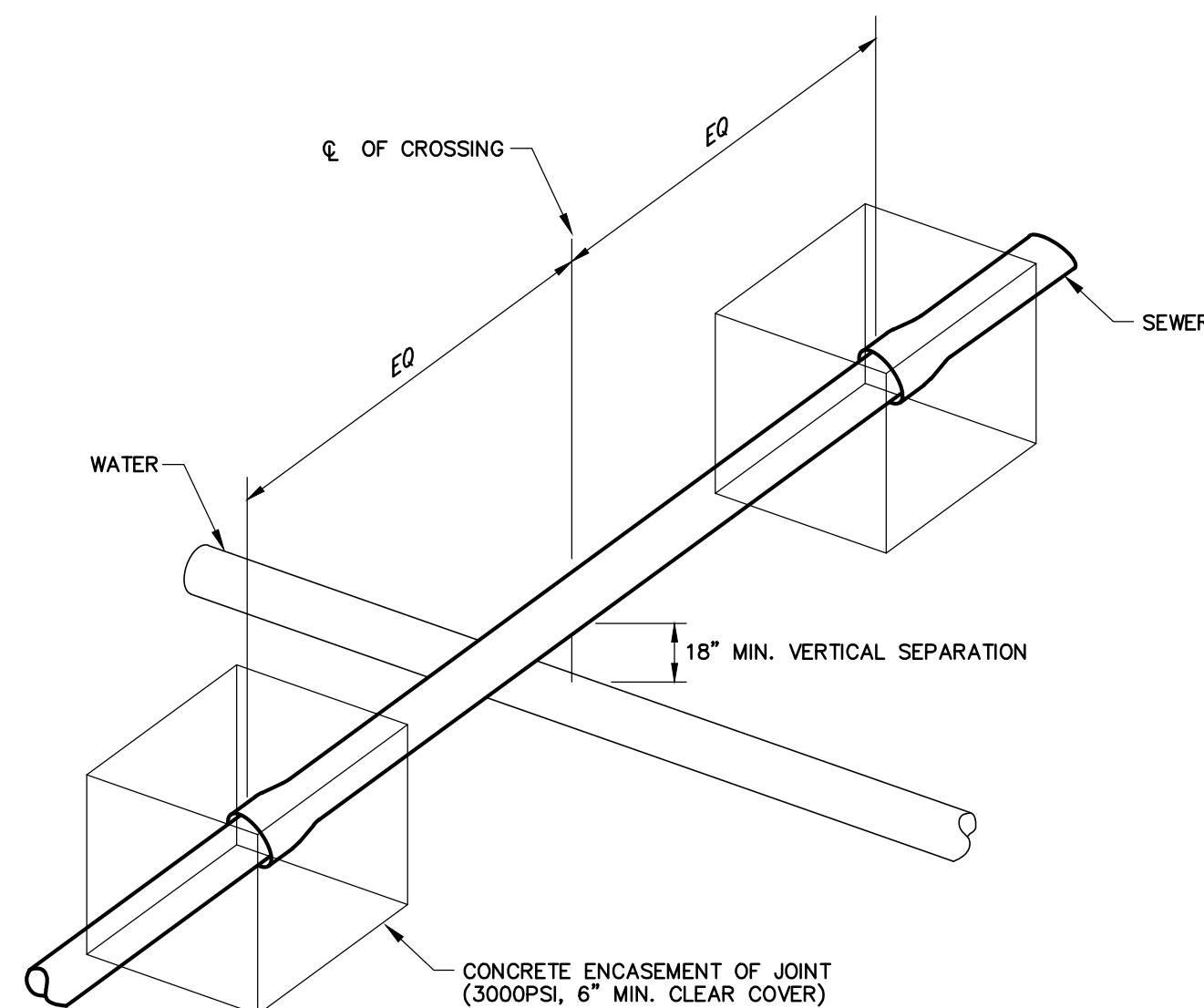
OF 14 SHEETS



NOTES:

1. ALL FITTINGS SHALL HAVE WEDGE STYLE RETAINING GLANDS, WRAPPED IN PLASTIC & RECEIVE THRUST BLOCKS PER THE APPROPRIATE DETAILS & SPECIFICATIONS.
2. ALL HYDRANTS & ACCESSORIES SHALL COMPLY WITH CITY OF BURLINGTON DPW SPECIFICATIONS.
3. ALL HYDRANTS SHALL BE EQUIPPED WITH A 4" STORZ FIRE DEPARTMENT CONNECTION.
4. ALL WATER APPURTENANCES SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.
5. VALVE DETAILS SHOWN SHALL APPLY TO ALL 6" & 8" VALVES ON THE PROJECT.
6. SEE ARCHITECTURAL PLANS FOR ALL BUILDING RELATED FIRE PROTECTION ITEMS.

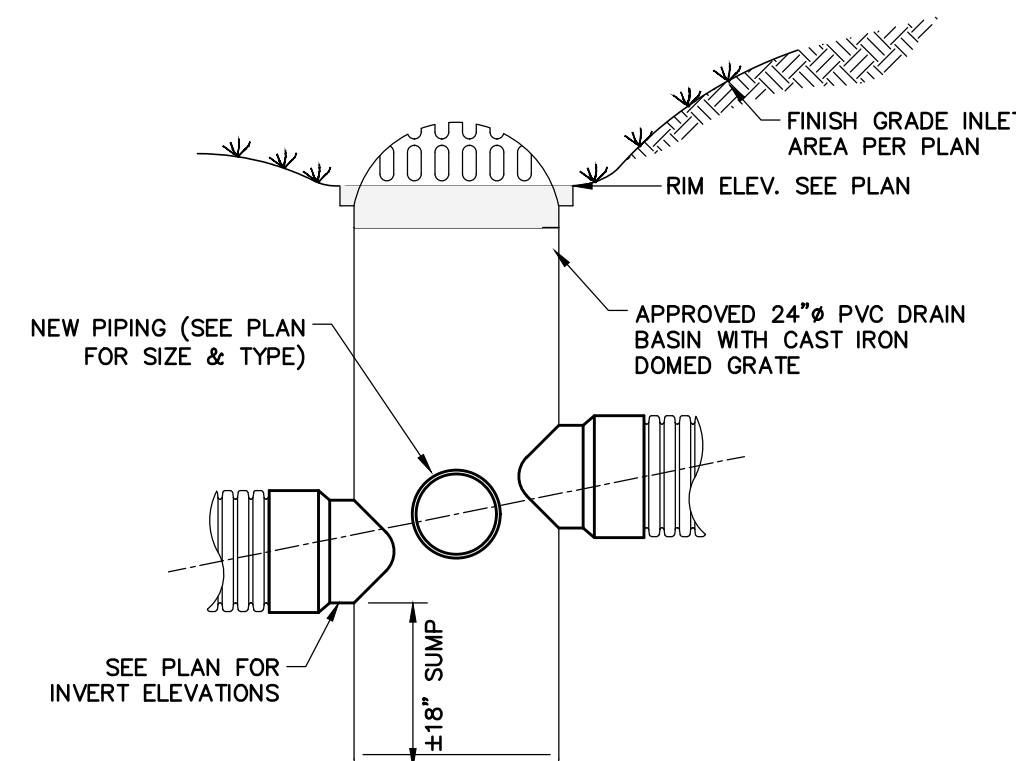
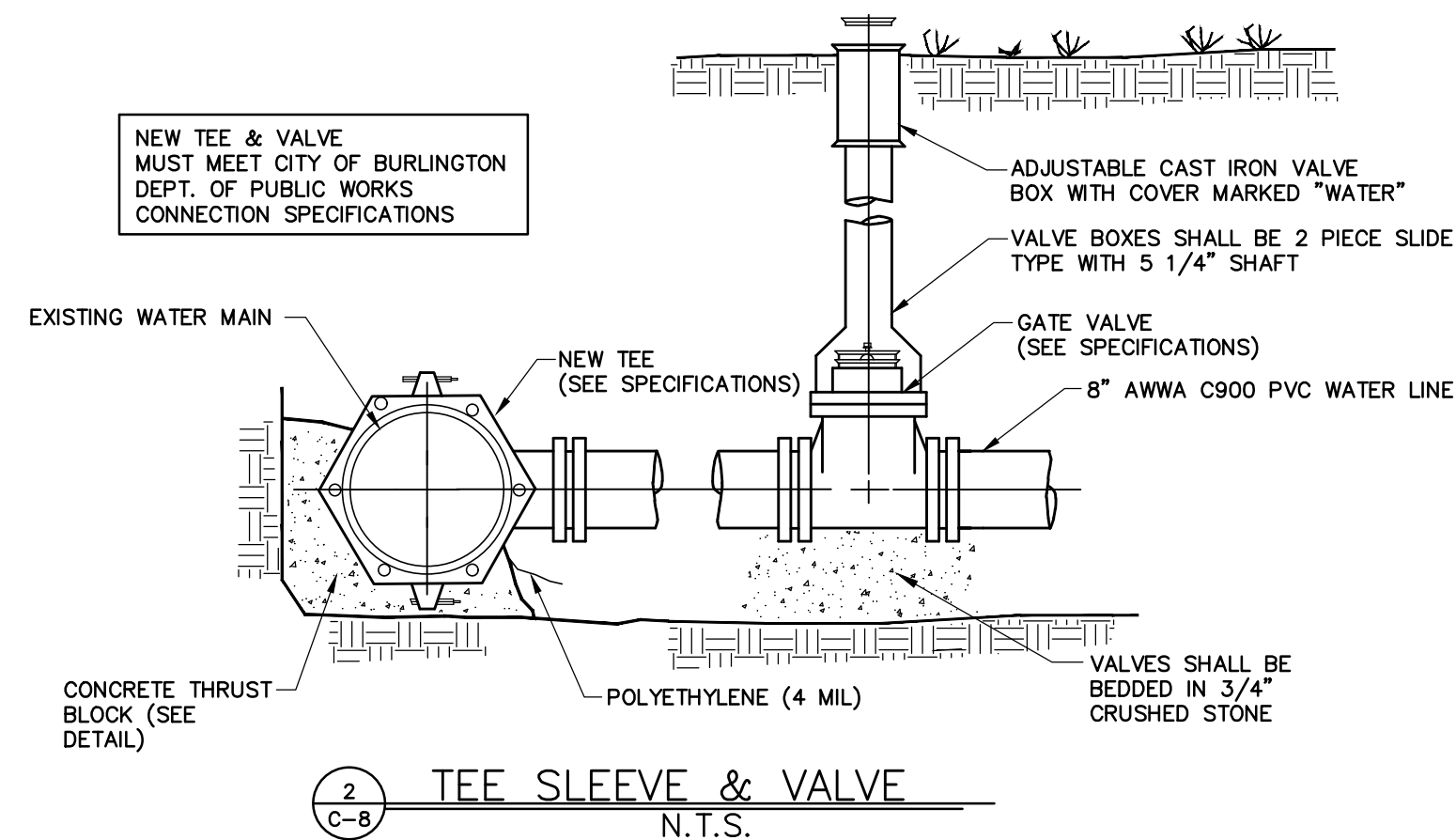
1 FIRE HYDRANT DETAIL
N.T.S.



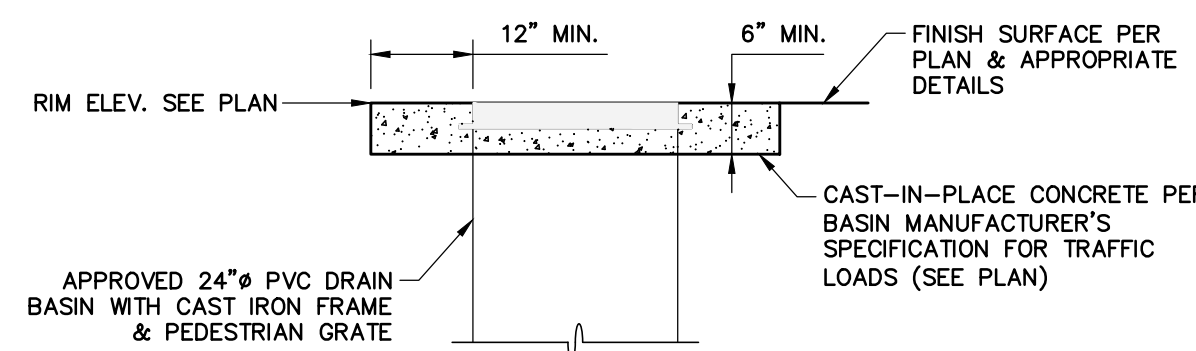
NOTES:

1. WHEN SEWER PIPING MUST BE LAID OVER A WATER MAIN & IT IS IMPOSSIBLE TO MAINTAIN THE 18 INCH MINIMUM VERTICAL SEPARATION, THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION MUST SPECIFICALLY APPROVE THE PLANS.
2. THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER.
3. THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS SHALL BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND 1 FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS.
4. THE FIRST SEWER PIPE JOINTS ON EITHER SIDE OF THE WATER MAIN CROSSING SHALL BE CONCRETE ENCASED.
5. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER PIPE TO PREVENT DAMAGE TO THE WATER MAIN. SPECIAL STRUCTURAL SUPPORT FOR THE WATER MAIN MAY BE REQUIRED.

4 SEWER OVER WATER CROSSING DETAIL
N.T.S.



RESTORED OR LANDSCAPED AREA

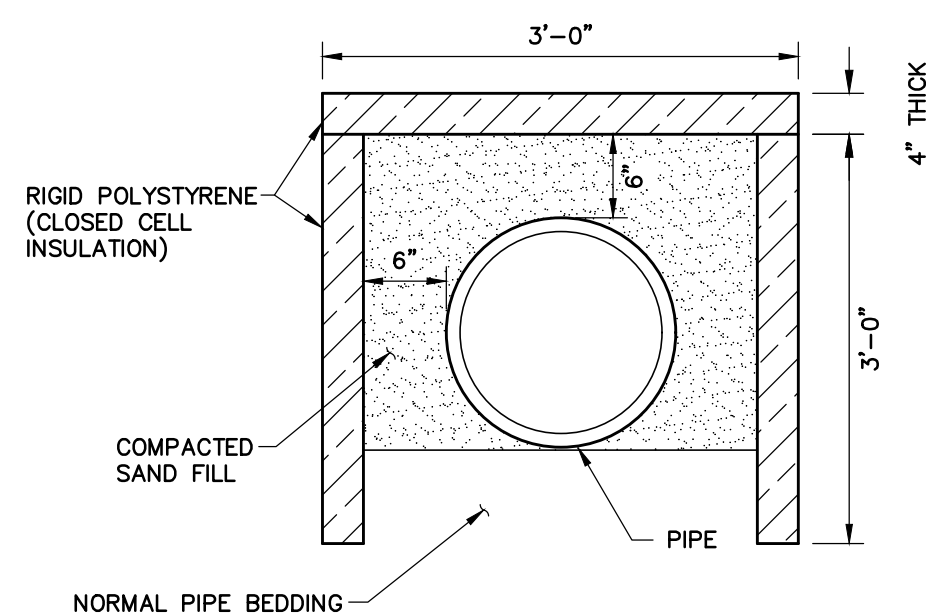


HARD SURFACED AREA

NOTES:

1. DRAIN BASIN BEDDING, SUBBASE & BACKFILL MATERIAL/COMPACTION PER MANUFACTURER'S SPECIFICATIONS.
2. ALL CONNECTIONS (PIPE JOINERY, STRUCTURE JOINTS, INLET/OUTLET ADAPTERS ETC.) SHALL BE SOIL TIGHT.
3. ANCHOR NEW BASIN AS REQUIRED TO PROVIDE STABILITY FOR THE STRUCTURE DURING INSTALLATION & BACKFILL.

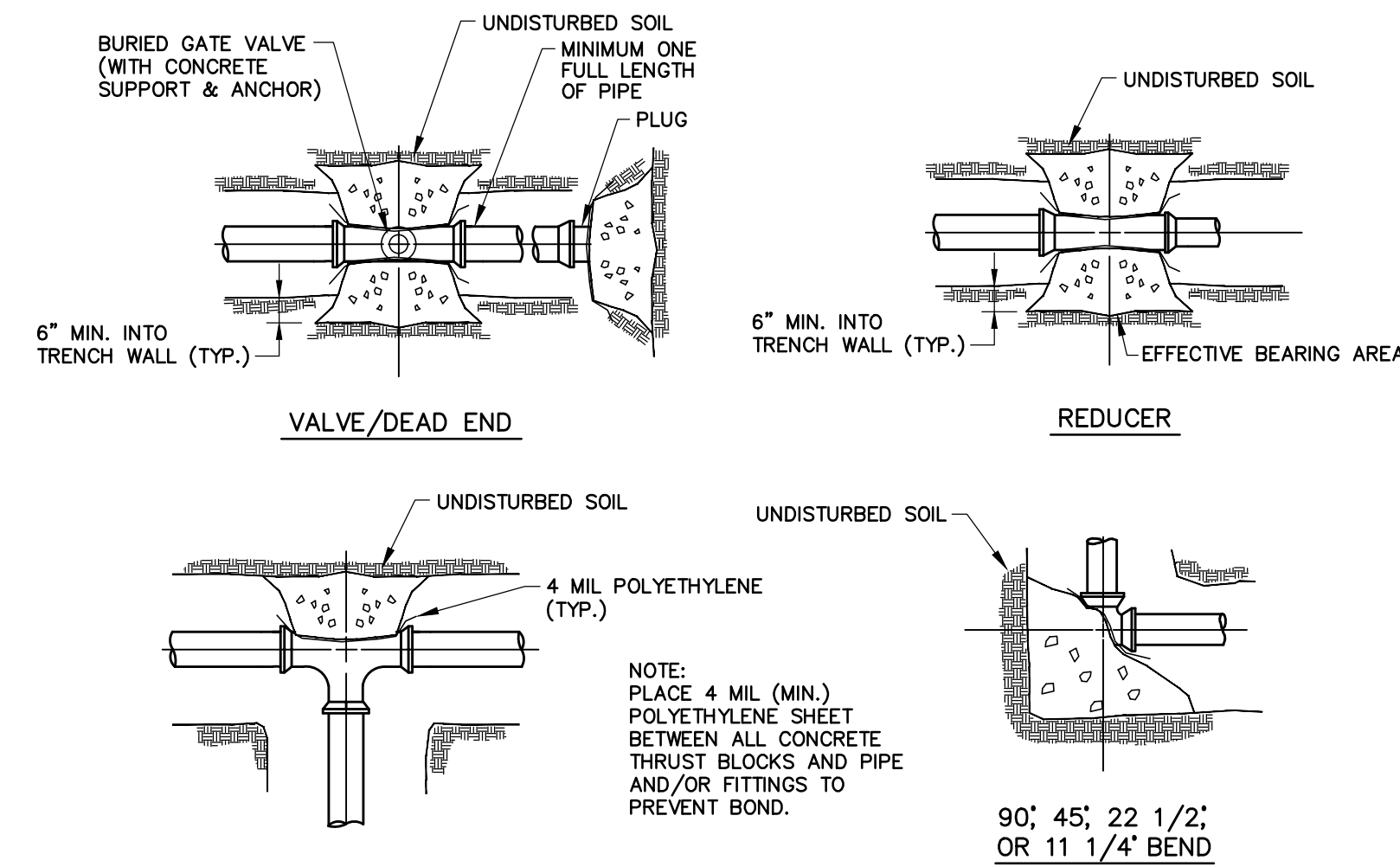
5 PVC DRAIN BASIN DETAILS
N.T.S.



NOTES:

1. JOINTS SHALL BE OVERLAPPED SO THAT THERE IS NO GAP THAT WILL ALLOW FROST TO PENETRATE.
2. CARE SHALL BE EXERCISED DURING BACKFILL AND COMPACTION OVER THE POLYSTYRENE SHEETS TO PREVENT DAMAGE TO THE SHEETS.
3. THE POLYSTYRENE SHEETS SHALL MEET THE COMPRESSIVE STRENGTH REQUIREMENTS OF ASTM D1621-73.
4. CHAMPLAIN WATER DISTRICT SHALL BE CONTACTED 48 HOURS PRIOR TO CONSTRUCTION.

6 WATER LINE INSULATION DETAIL
N.T.S.



MINIMUM AREA OF BEARING SURFACE OF CONC. THRUST BLOCKS (in square feet)

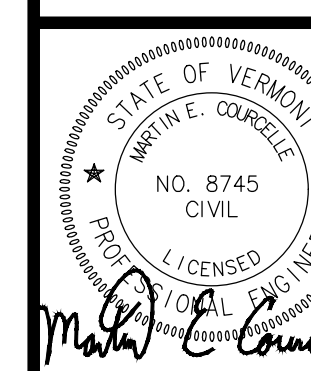
4"		6"		8"		12"		16"		SOIL CONDITION	SAFE BEARING LOAD PSF										
ENDS & TEES	ELB.	ENDS & TEES	ELB.	ENDS & TEES	ELB.	ENDS & TEES	ELB.	ENDS & TEES	ELB.												
5.0	7.0	4.0	22.5	11.0	16.0	9.0	5.0	19.0	27.0	15.0	8.0	43.0	61.0	33.0	17.0	76.0	107.5	58.0	30.0	SOFT CLAY	1,000
4.0	5.0	3.0	2.0	8.0	11.0	6.0	3.0	13.0	18.0	10.0	5.0	29.0	41.0	22.0	12.0	51.0	72.0	39.0	20.0	SILT	1,500
2.0	3.0	2.0	1.0	4.0	6.0	3.0	2.0	7.0	9.0	5.0	3.0	15.0	21.0	11.0	6.0	26.0	36.0	20.0	10.0	SANDY SILT	3,000
2.0	2.0	1.0	1.0	3.0	4.0	3.0	2.0	5.0	7.5	4.0	2.0	11.0	16.0	9.0	5.0	19.0	27.0	15.0	8.0	SAND	4,000
1.0	2.0	1.0	1.0	2.0	3.0	2.0	1.0	4.0	5.0	3.0	2.0	8.0	11.0	6.0	3.0	13.0	18.0	10.0	5.0	SANDY CLAY	6,000
1.0	1.0	1.0	1.0	2.0	2.0	1.0	1.0	3.0	3.0	2.0	1.0	5.0	7.0	4.0	2.0	9.0	12.0	7.0	4.0	HARD CLAY	9,000
MAXIMUM WATER PRESSURE = 750 PSI												NOTE: REFLECTOR BEARING AREA = 45 INCH LARGER PIPE									

MAXIMUM WATER PRESSURE = 250 PSI NOTE: REDUCER BEARING AREA = 45 BEND, LARGER PIPE

3 THRUST BLOCK DETAILS
N.T.S.

REVISION	DATE	DESCRIPTION

Champlain Consulting ENGINEERS
85 PRIM ROAD, P.O. BOX 453
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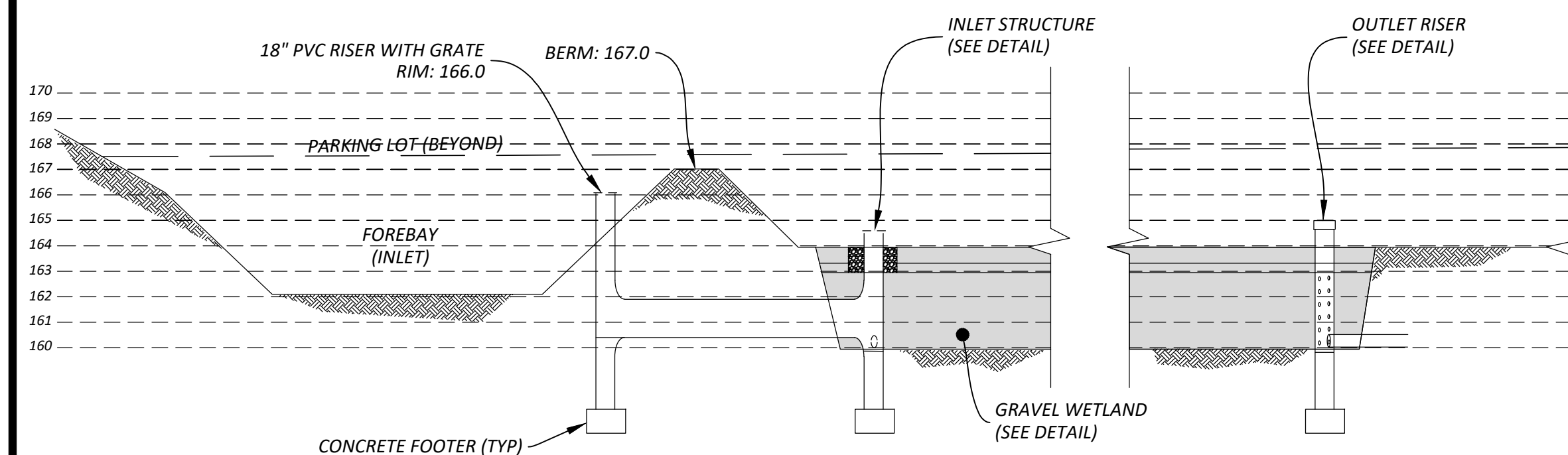


RHINO FOODS
179 QUEEN CITY PARK ROAD
POTENTIAL EXPANSION
SITE DETAILS

DRAWN
CCE
CHECKED
MEC
SCALE
N.T.S.
DATE
05/23/23
JOB NO.
2022.032
SHEET

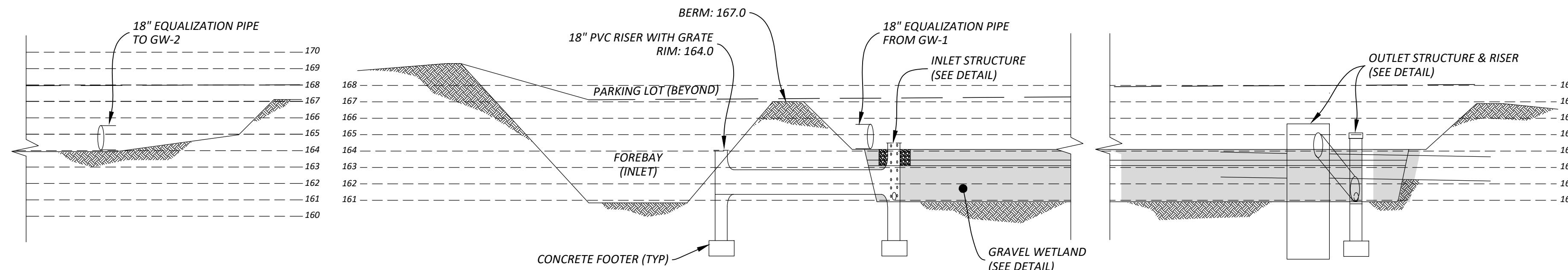
PERMIT SET

C-8
OF 14 SHEETS



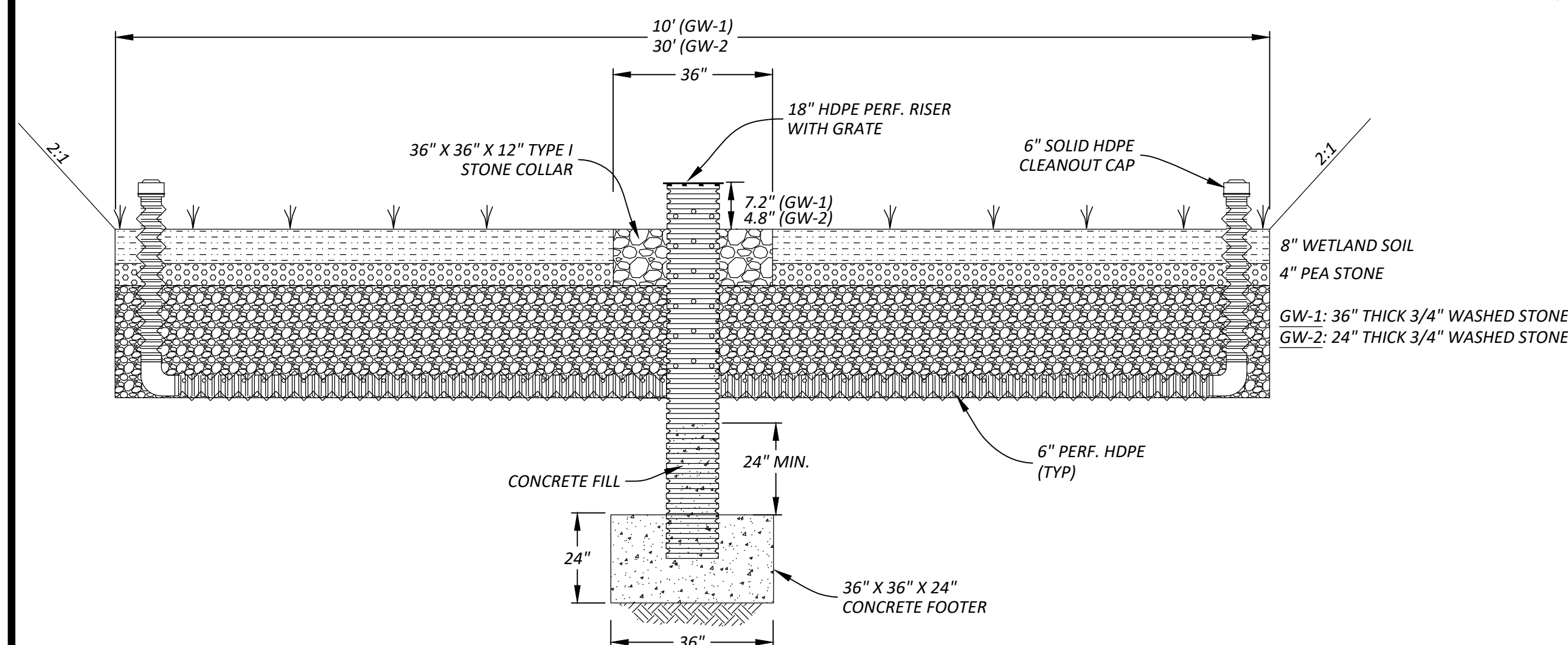
GW-1 PROFILE SCHEMATIC

NTS



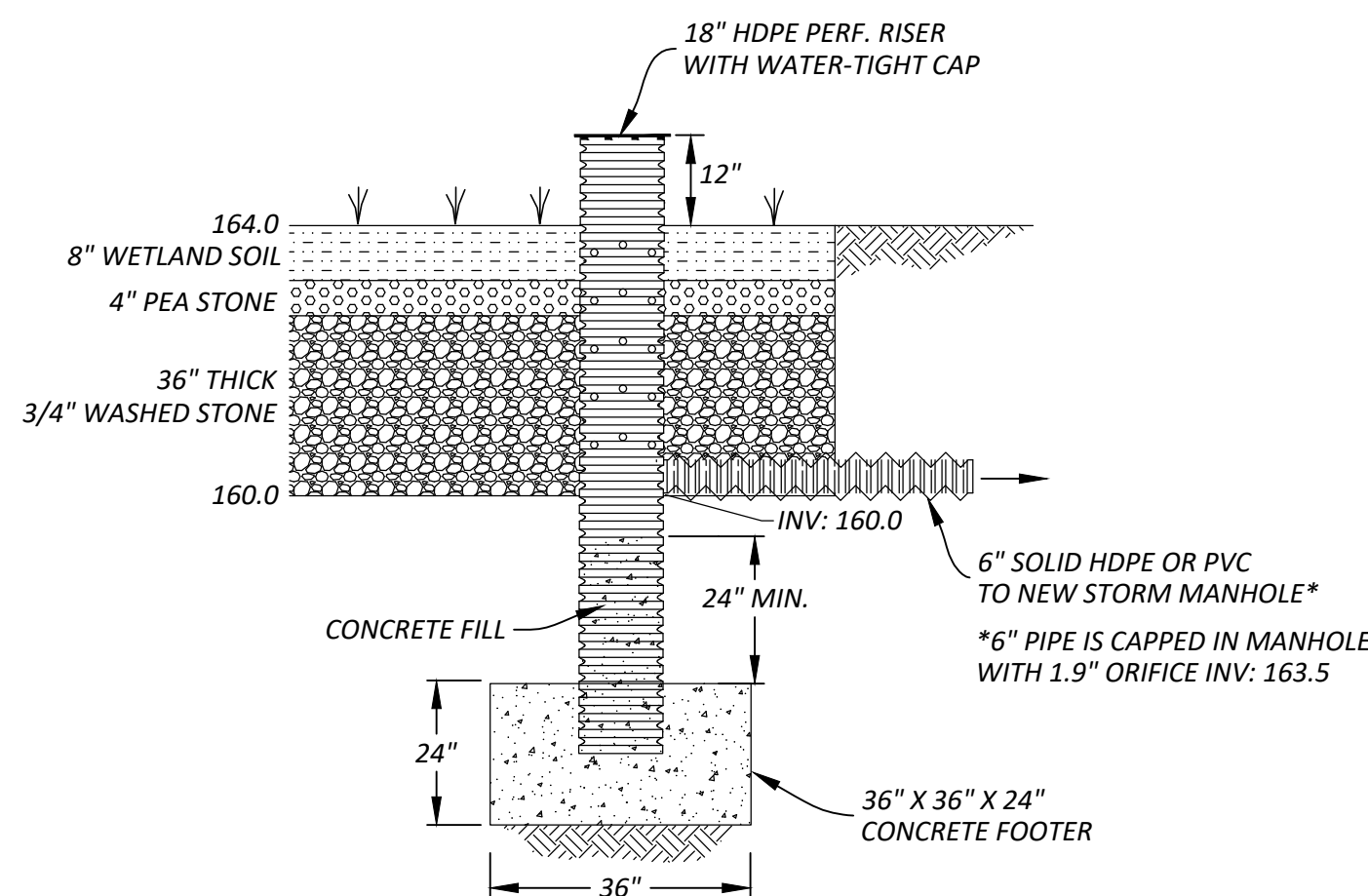
GW-2 PROFILE SCHEMATIC

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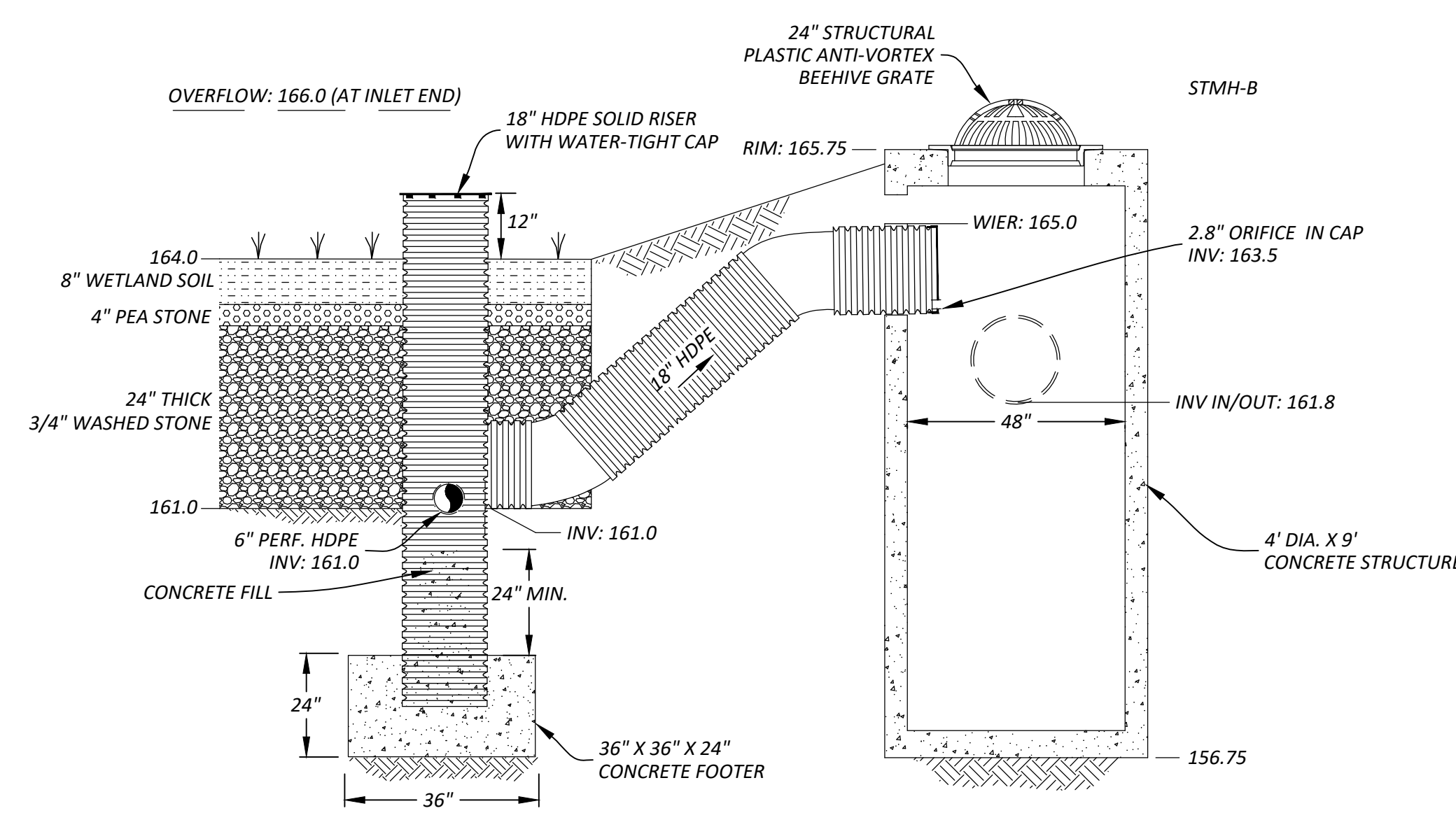
INLET STRUCTURE & RISER DETAIL

NTS



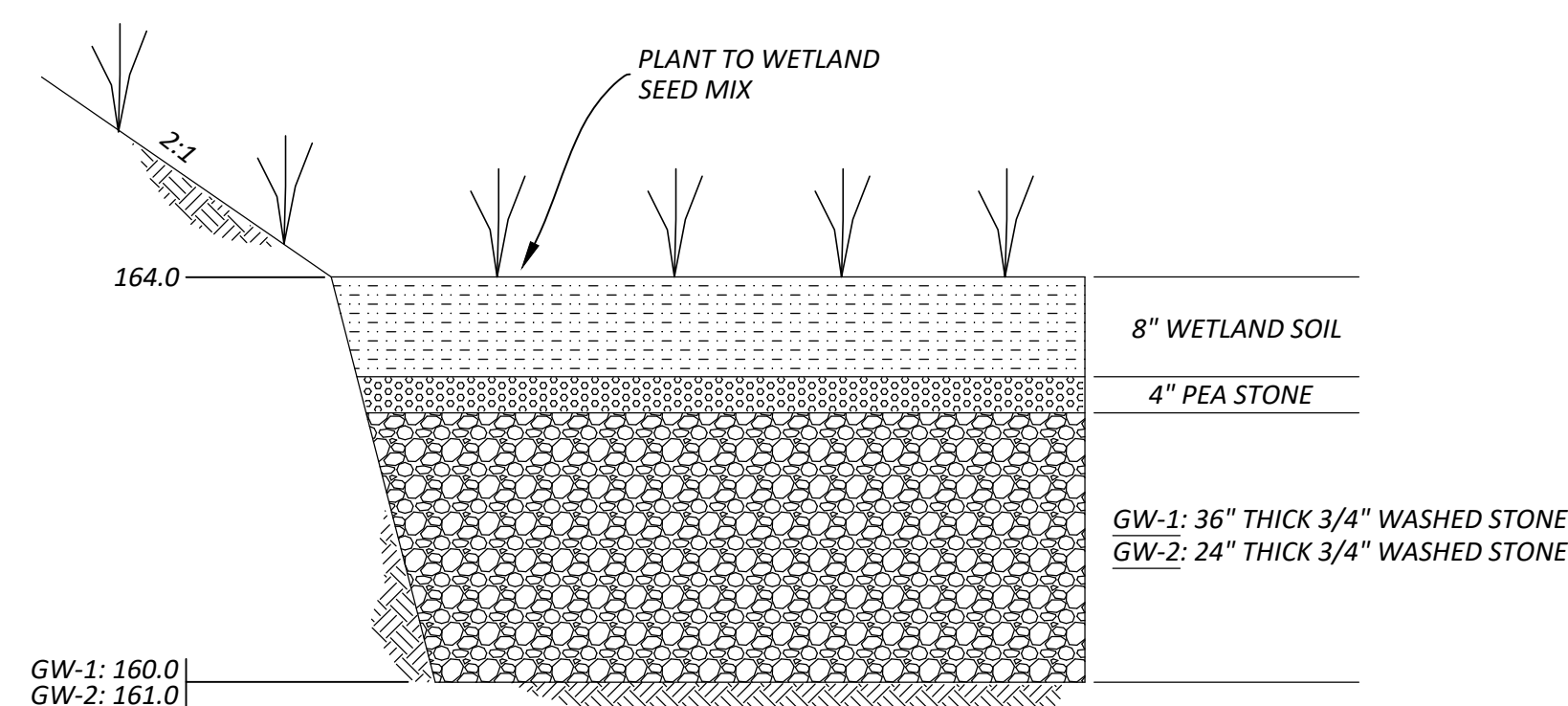
GW-1 OUTLET RISER DETAIL

NTS



GW-2 OUTLET STRUCTURE & RISER DETAIL

NTS



GRAVEL WETLAND DETAIL

NTS

Gravel Wetland/Muck Soil

- Wetland soil shall be a uniform low-phosphorus mix of compost, sand, and fine soil and have a minimum thickness of 8 inches.
- The Mehlich-3 Phosphorus Saturation Ratio (PSR) for the Wetland Soil shall be no more than 10%.
- Wetland soil shall have a pH of 6.0-7.0.
- Wetland soil shall have a low hydraulic conductivity between 0.1-0.01 ft/day.
- The organic portion of the Wetland Soil shall constitute 10-15% of the Total Wetland soil mixture. The organic portion shall be comprised of well pulverized and composted leaf mulch. Animal or poultry manure shall not be accepted.
 - The organic portion of the Wetland Soil shall be adjusted if soil testing demonstrates a PSR greater than 10%.
- Granular soil shall constitute 80-85% of total Wetland Soil mixture and meet the following gradation:

US Standard Sieve Size in/mm	% Passing by Weight
0.5/12.5	90-100%
#10/2.00	70-95%
#100/0.15	35-55%
#200/0.075	20-55%

- No materials or substances shall be mixed or dumped within the gravel wetland media harmful to plant growth or impede maintenance. Wetland soil that is stockpiled on site shall be stored away from potential sources of contamination and protected from precipitation.
- Wetland soil shall be free of noxious weeds.
- Contractor shall submit the following:
 - An analytical test showing compliance with the above requirements. A minimum of (1) Mehlich-3 test and a subsequent PSR test of the Mehlich-3 extraction for soil phosphorus. All tests shall be performed by the same testing facility.
 - Hydraulic conductivity test showing compliance with the above requirements.
- Onsite native soils may be utilized to formulate the wetland muck mix with some deviation from the specifications above subject to Engineer approval.

AGGREGATE SPECIFICATIONS

Aggregates specified for this project shall comply with the following specifications unless waived in writing by the project engineer.

Type

Type I Stone Fill
(VAOT Sec. 706.04(a))

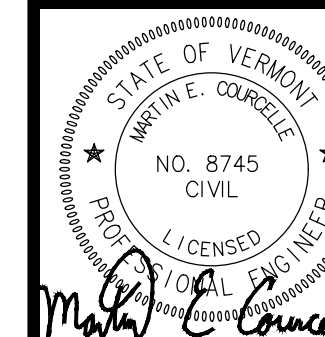
The longest dimension of the stone shall vary from 1 inch to 12 inches, and at least 50 percent of the volume of the stone in place shall have a least dimension of 4 inches.

Aggregate	Sieve	% Passing
Pea Stone (VAOT Table 704.11)	3/4"	100
	5/8"	90-100
	No. 4	0-5
3/4" Stone (VAOT Table 704.02B)	Sieve	% Passing
	1"	100
	3/4"	90-100
	3/8"	20-55
Crushed Gravel (VAOT Table 704.05A)	No. 4	0-10
	No. 8	0-5
	Sieve	% Passing
	4"	95-100
	No. 4	25-50
	No. 100	0-12
	No. 200	0-6

PERMIT SET

REVISION	DATE	DESCRIPTION

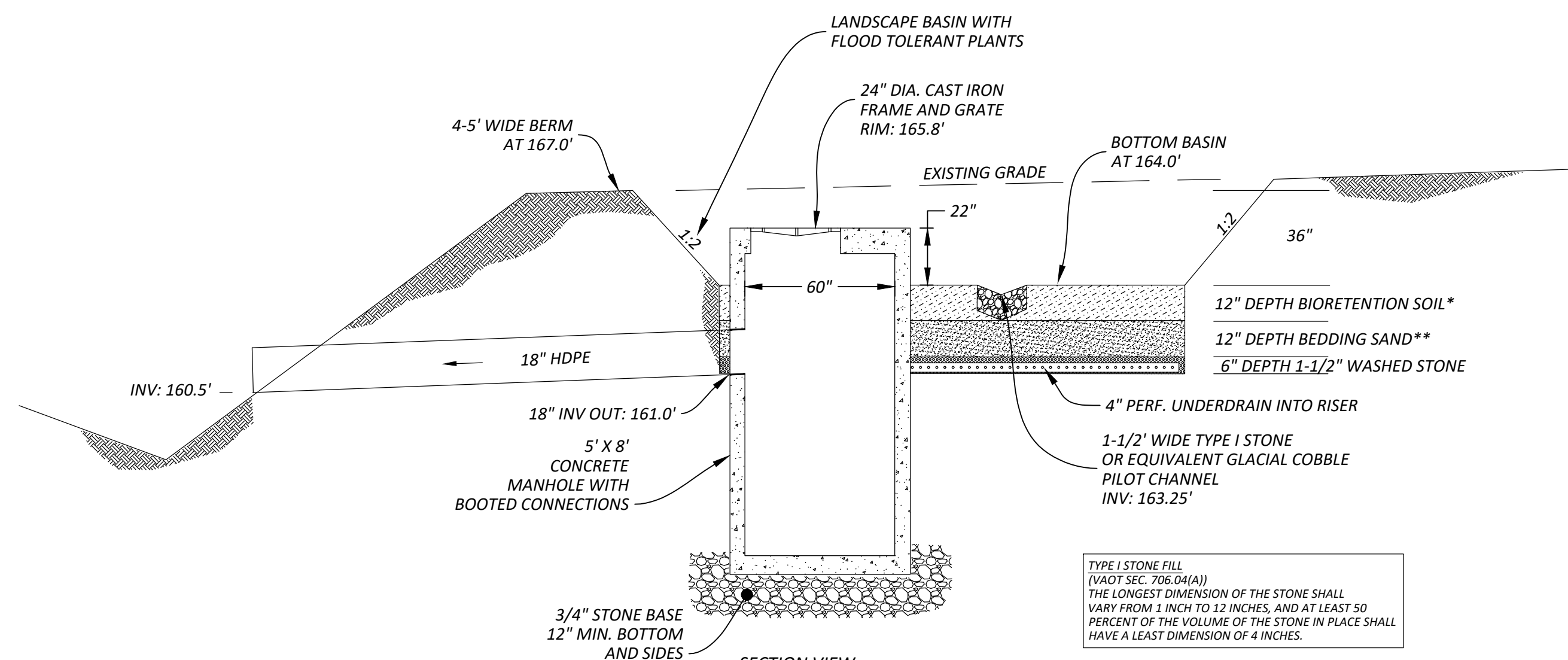
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RHINO FOODS
179 QUEEN CITY PARK ROAD
POTENTIAL EXPANSION
STORMWATER DETAILS

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05/23/23
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2022.032
SHEET

C-9



BIORETENTION BASIN DETAIL

NTS

- * SEE BIORETENTION SOIL MEDIA SPECIFICATION
- ** BEDDING SAND SHALL BE ASTM C-33 CONSTRUCTION SAND (VAOT SEC. 704.1)

BIORETENTION SOIL MEDIA SPECIFICATION

The bioretention soil media shall consist of surface treatment and a media layer as follows:

The **surface treatment** shall suppress weed growth, and consist of mulch, stone or other inert material that minimizes exposed soil.

- If mulch is used, it should be shredded hardwood mulch that is well aged (stockpiled or stored for at least 6 months), uniform in color and free of other materials, such as weeds, seeds, soil, roots, etc. A finely shredded, well-aged organic dark pine mulch may be accepted. Mulch should be applied to a maximum depth of 3 inches. Bark dust mulches and wood chips are not acceptable because they float and move to the perimeter of the bioretention area during a storm event. Grass clippings should not be used as mulch material.
- Pea-stone should be 3/8-1/2-inch diameter rounded and washed.
- Acceptable alternatives to mulching include mulching only around shrubs, planting with perennial groundcover, or grass seeding.

The **media layer** consists of the upper 12 inches immediately below the surface treatment.

- It shall consist of a mix of organic matter and USDA sand to loamy sand classification, and generally meet the following gradation:
 - Sand 85-95%, with no more than 25% of the sand as fine or very fine sands.
 - No more than 15% silt and clay, with 2-5% clay content, by volume.
- If organic matter in the form of compost is incorporated into the media layer it shall comprise no more than 3%. If the organic matter consists of a material other than compost, such as peat, it shall comprise no more than 3-7% of the media layer.
- In all cases, when bioretention is designed with an underdrain and compost is utilized and mixed within the media layer, the overall soil media as mixed shall meet the P-testing requirement, as described below.
- Alternatively, the media layer may be free of organic matter that is directly mixed with the sand, and any compost or organic matter that is added may be limited to specific planting locations or at the base of individual plants (side-dressing, also known as spot-applying). In this case, P-testing of the compost is not required, provided that the compost utilized is not a manure-based compost.

PHOSPHORUS TESTING REQUIREMENT

P testing is required for **media layer** of bioretention systems. Final mixes must have a Phosphorus Saturation Ratio (PSR) less than or equal to 0.10. PSR is to be determined using the following protocol:

- Samples are to be air dried and sieved through 2 mm prior to testing
- Air-dry, sieved soil samples are to then be extracted with the Mehlich-3 solution (0.2 M CH₃COOH + 0.25 M NH₄NO₃ + 0.015 M NH₄F + 0.013 M HNO₃ + 0.001 M EDTA) by shaking a soil-solution suspension for 5 minutes at a 1:10 (soil mass: solution) ratio, followed by filtering to remove particles above 2 µm in size (0.45 µm pore size is also acceptable).
- Extracts from the Mehlich-3 procedure are to be analyzed for P, Fe, and Al by ICP-OES.
- The Phosphorus Saturation Ratio (PSR) is then calculated as follows:

Equation 1:

$$PSR = \frac{\left(\frac{P_{M3}}{31}\right)}{\left(\frac{Fe_{M3}}{56}\right) + \left(\frac{Al_{M3}}{27}\right)}$$

where,

P_{M3} = Mehlich-3 P in mg P per kg dry soil

Fe_{M3} = Mehlich-3 Fe in mg Fe per kg dry soil

Al_{M3} = Mehlich-3 Al in mg Al per kg dry soil

Mehlich-3 extractions must be used following the above protocol. Other soil test extractions, including Modified Morgan Tests, Oxalate Extractions, Water Extractions, or extractions used to quantify total elements, are **not** acceptable. In cases where ingredient mixing has not yet occurred, ingredients can be mixed at the intended volumetric proportions in a small batch (at least one quart in volume) for testing purposes. If this small batch testing approach is taken, the final material to be used during installation must be re-tested to confirm acceptable PSR.

SOIL SAMPLE ANALYSIS

Soil samples for P, Fe, and Al analysis via Mehlich-3 extraction can be submitted to the Agricultural and Environmental Testing Laboratory (AETL) located at UVM. Each sample costs \$15. Please allow least 3-4 weeks for analysis.

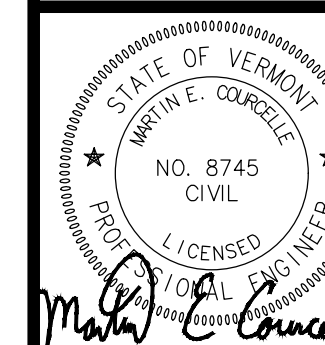
How to take a soil sample: [go.uvm.edu/soil-sampling]

Submitting a soil sample: [go.uvm.edu/uvm-soil-lab]

REVISION	DATE & DESCRIPTION

Champlain Consulting
ENGINEERS

85 PRIM ROAD, P.O. BOX 453
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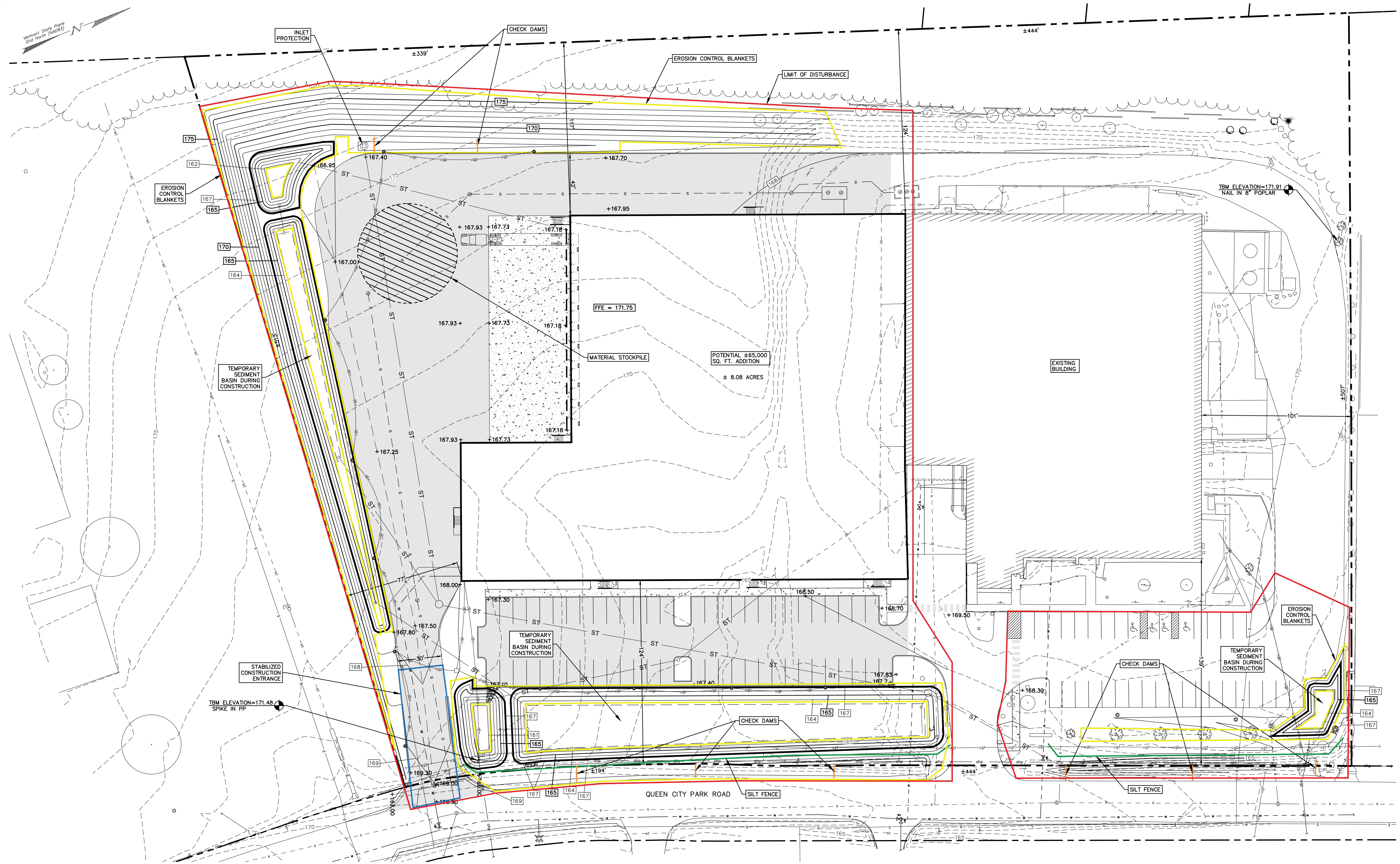


RHINO FOODS
179 QUEEN CITY PARK ROAD
POTENTIAL EXPANSION
STORMWATER DETAILS

DRAWN	CCE
CHECKED	MEC
SCALE	N.T.S.
DATE	05/23/23
JOB NO.	2022.032
SHEET	

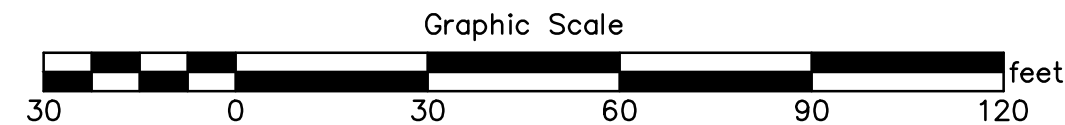
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C-10



EPSC PLAN

SCALE 1" = 30'



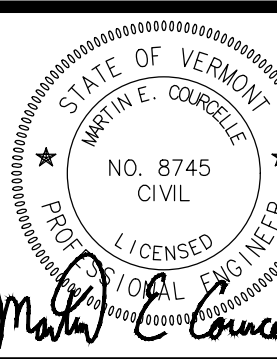
LEGEND

- SILT FENCE EROSION CONTROL
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKETS
- LIMIT OF DISTURBANCE
- CHECK DAM

PERMIT SET

REVISION DATE & DESCRIPTION

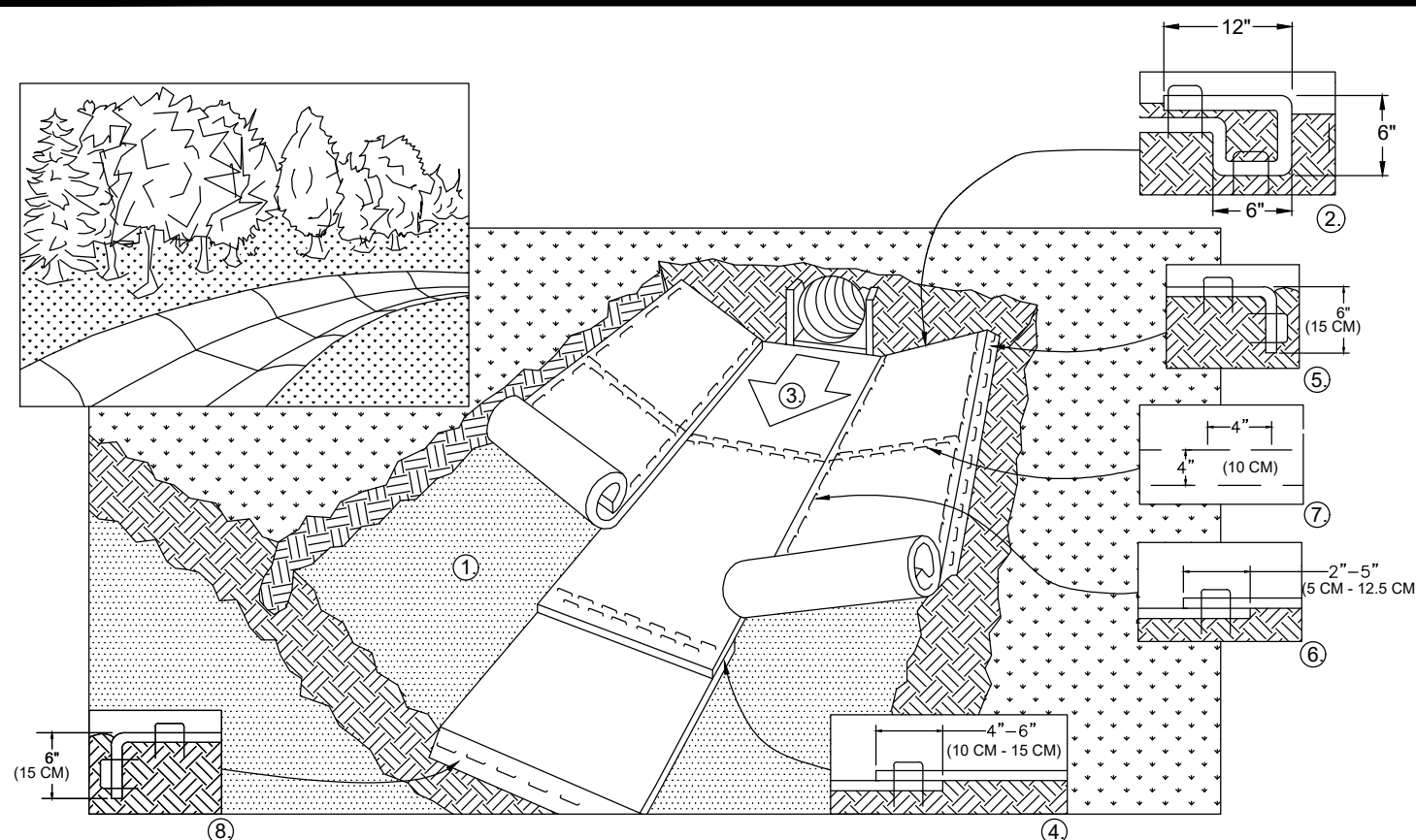
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RHINO FOODS
 179 QUEEN CITY PARK ROAD
 POTENTIAL EXPANSION
 EPSC PLAN

DRAWN	CCE
CHECKED	MEC
SCALE	1" = 30'
DATE	05/23/23
JOB NO.	2022.032
SHEET	

C-11



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE BLANKET.

3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM - 15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE BLANKETS.

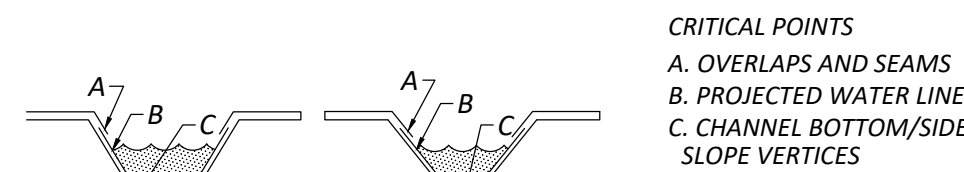
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) (DEPENDING ON BLANKET TYPE) AND STAPLED.

7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.

8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

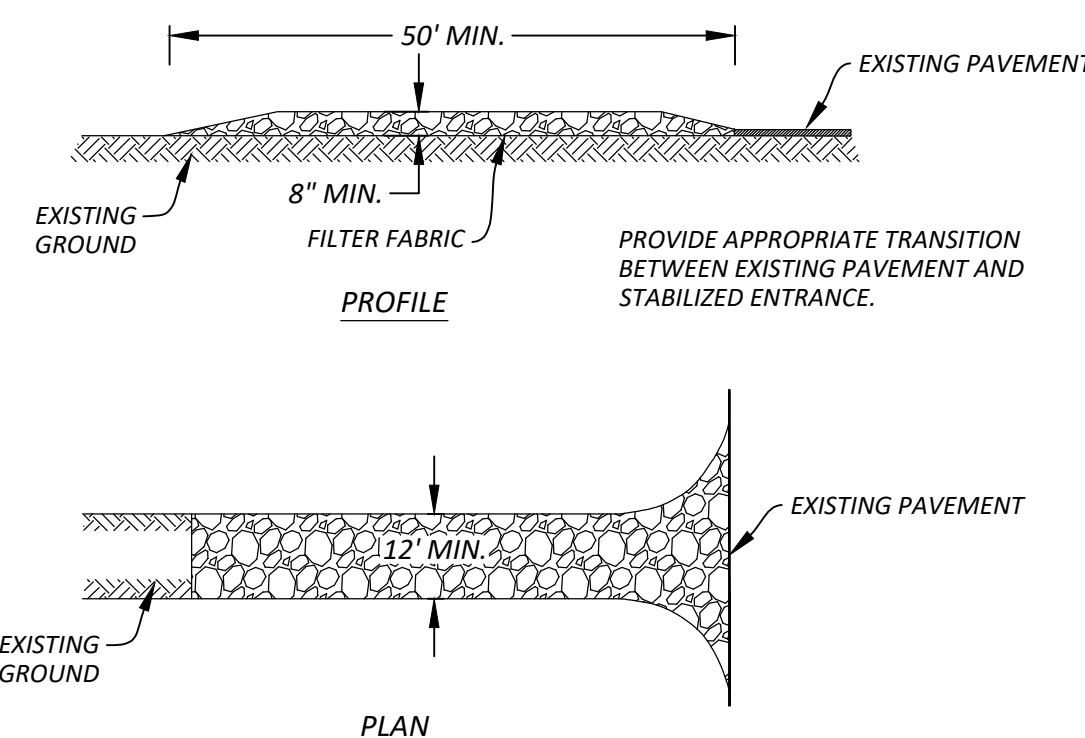


NOTE: OVERLAPPING BLANKETS ON SIDE SLOPES SHOULD NOT BE REQUIRED.

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL BLANKET CHANNEL INSTALLATION DETAIL

NTS

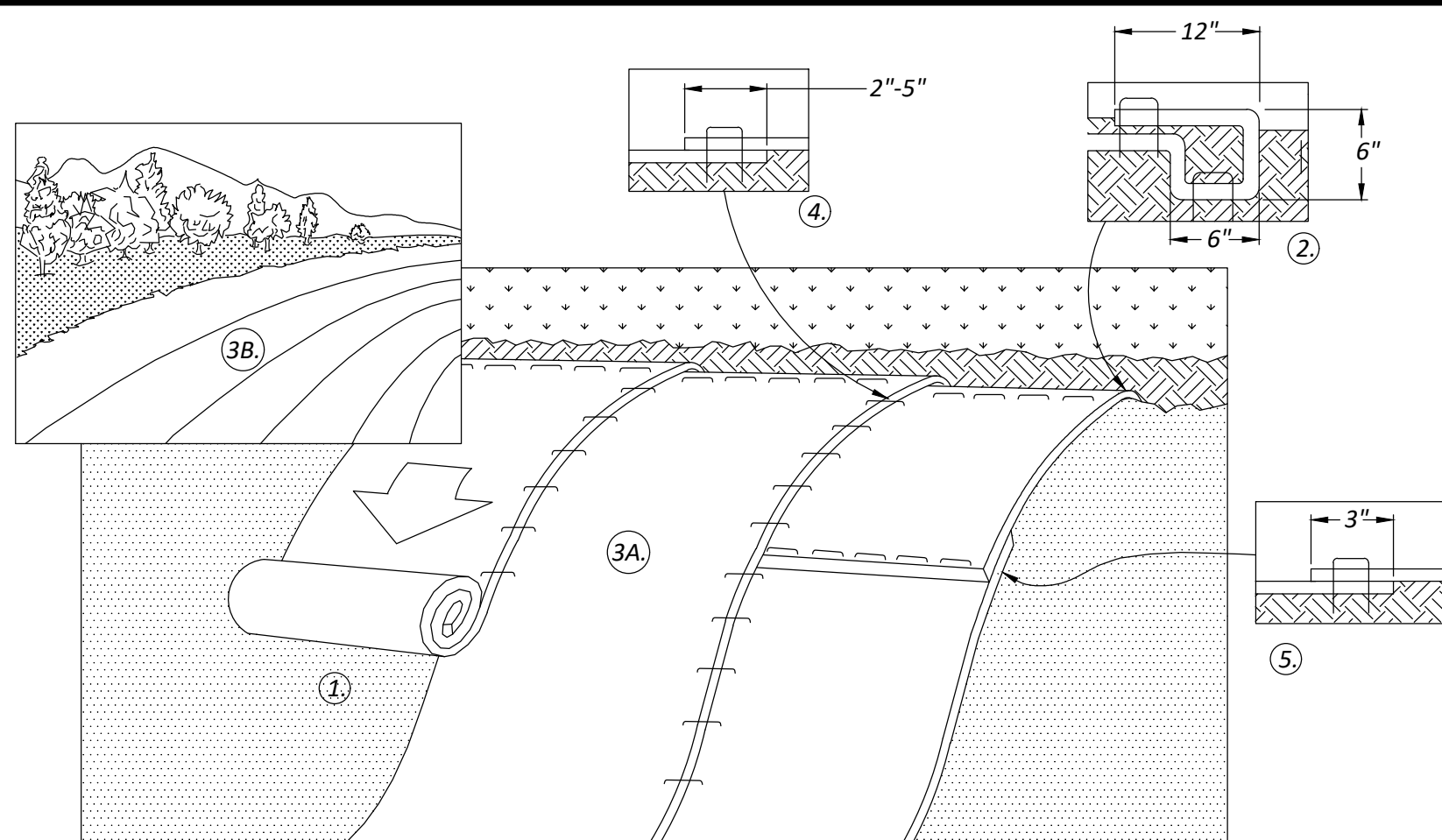


NOTES

- STONE SHALL BE 1.5 TO 4 INCHES WITH A MINIMUM THICKNESS OF 8 INCHES.
- LENGTH, WIDTH AND RETURN RADII/USES SHALL BE AS SHOWN ON THE APPLICABLE CONSTRUCTION STABILIZATION PLAN.
- MAINTAINANCE OF ENTRANCE WILL BE NECESSARY TO PREVENT TRACKING OF SEDIMENT OFF SITE. THIS MAY INCLUDE ADDING STONE, AND/OR REMOVING AND REPLACING STONE.
- THE EMPLOYMENT OF APPROVED ALTERNATIVE METHODS OF REMOVING SEDIMENT FROM VEHICLE PRIOR TO EXITING SITE IS ENCOURAGED TO MINIMIZE REQUIRED MAINTAINANCE OF STABILIZED ENTRANCE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.

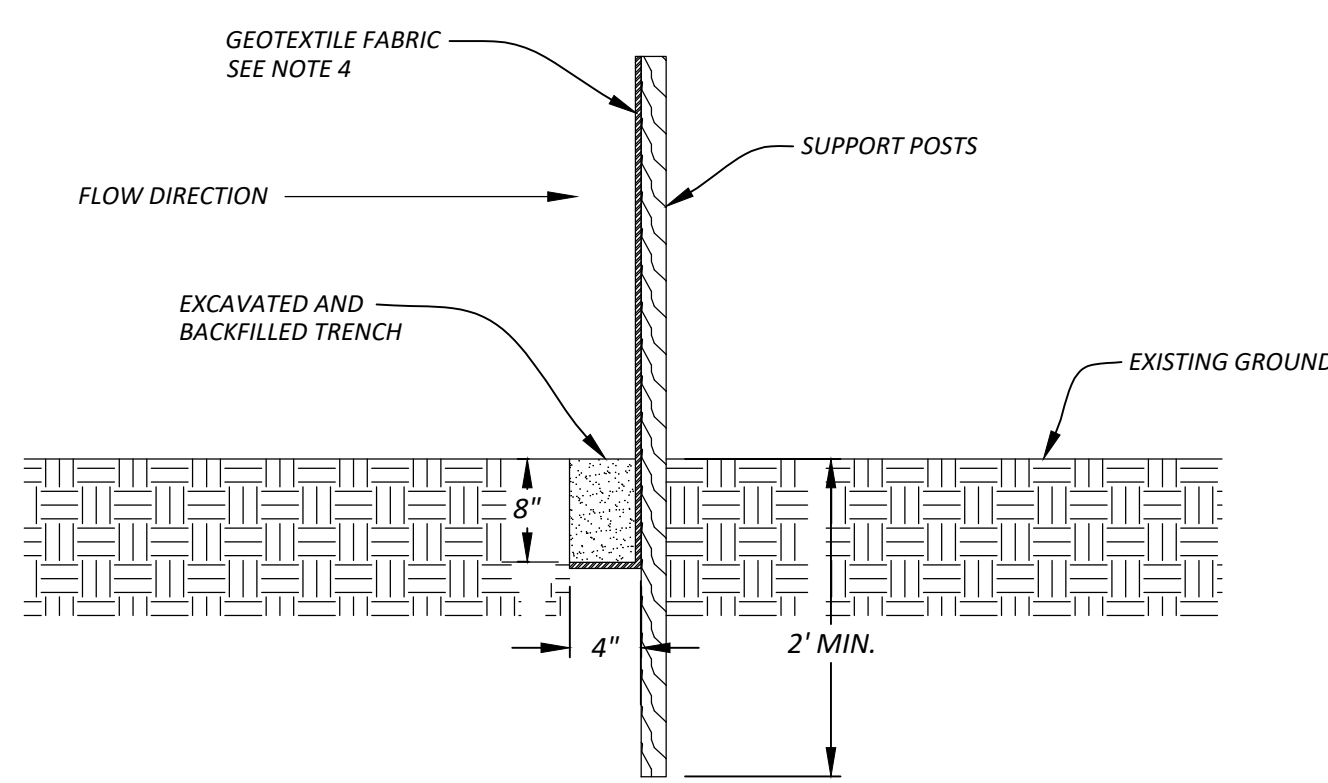
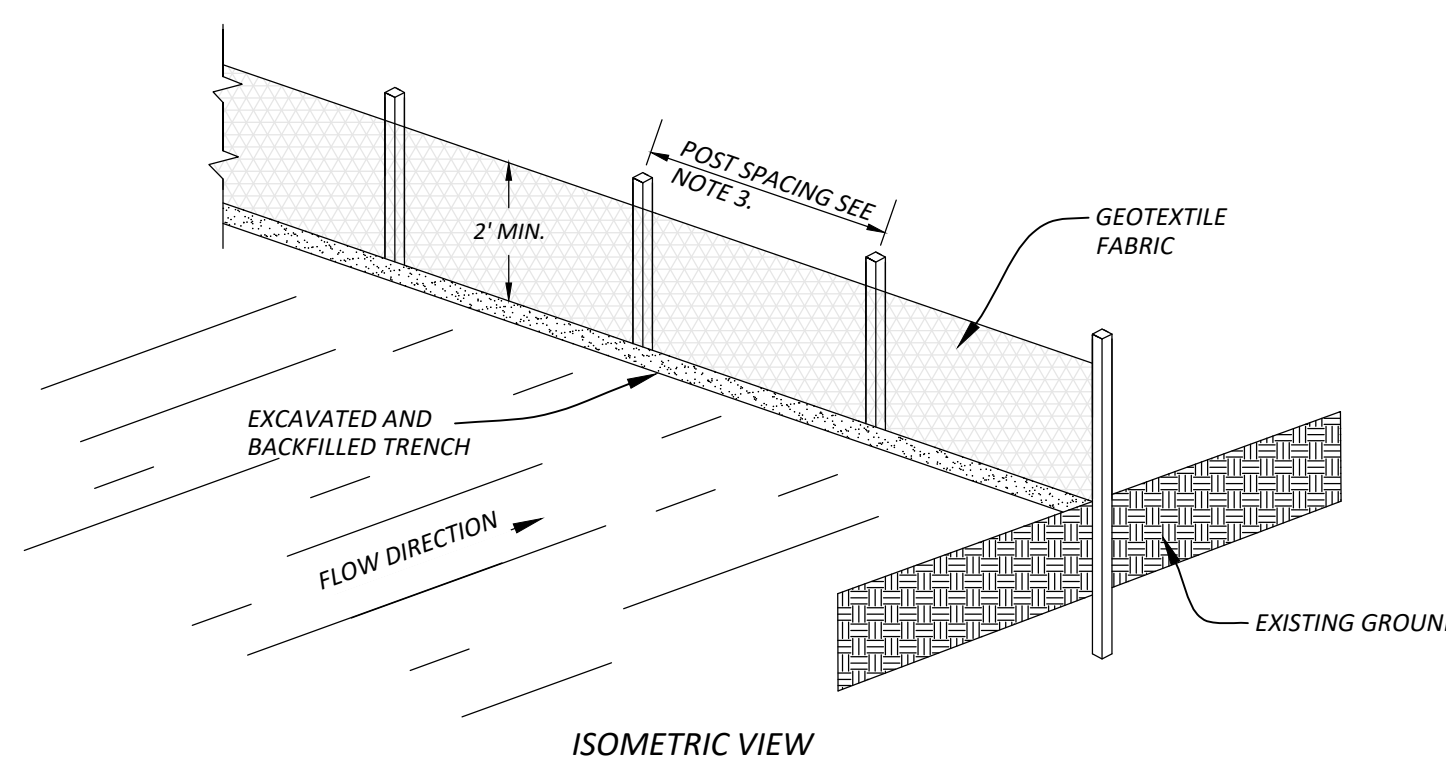
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.

5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET SLOPE INSTALLATION DETAIL

NTS



SILT FENCE DETAIL

NTS

SILT FENCE NOTES

- SILT FENCE WILL BE USED IN AREAS TO PREVENT SEDIMENT TRANSPORT FROM UPSLOPE AREAS AWAITING STABILIZATION. IT SHALL ALSO BE USED AS PART OF THE TEMPORARY EROSION CONTROL MEASURES AROUND MATERIAL STOCKPILES AND DOWN SLOPE OR EQUIPMENT STAGING AREAS.
- THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED AND COMPACTED TO THE EXISTING GROUND SURFACE.
- WOODED SUPPORT POSTS SHALL BE A MINIMUM DIMENSION OF 1-1/8" X 1-1/8" AND 4 FEET LONG. STEEL POSTS SHALL BE STUDDERED "TEE" OR "U" TYPE AND 5 FEET LONG. POST SPACING SHALL BE A MAXIMUM OF 8 FEET FOR WOVEN FABRIC AND 3 FEET FOR NON-WOVEN FABRIC.
- THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES, OR WITH WOODEN LATH AND NAILS. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE.
- THE GEOTEXTILE FABRIC SHALL CONSIST OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
- SILT FENCE SHALL BE INSTALLED AS SHOWN ON PLAN.
- SILT FENCES BARRIERS SHALL BE INSPECTED FOR ANY TEARS OR BREAKS. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE. THE REMOVED SEDIMENT MAY BE USED AS FILL ELSEWHERE ON SITE AND SHALL BE VEGETATED OR OTHERWISE STABILIZED.
- REMOVE SILT FENCE, AS DIRECTED, WHEN NO LONGER NEEDED. BEFORE THE SILT FENCE IS REMOVED, STABILIZE WITH VEGETATION ANY SEDIMENT WHICH IS PERMITTED TO REMAIN IN PLACE.

EROSION CONTROL NOTES

This project has been scored as low risk per risk scoring analysis in Appendix A of General Permit 3-9020 (Version 2021-04) for stormwater runoff from construction sites. To preserve the low-risk classification landowner/contractor shall comply with items listed below.
Landowner/contractor shall read and understand the terms of general permit 3-9003 (2020) and the Vermont Low Risk Site Handbook for Erosion Prevention and Sediment Control (Vermont DEC, 2020).

All earth work contractors must obtain co-applicant status on the 3-9020 permit obtained for this project and comply with all permit requirements.

All exposed overburden must have temporary or permanent stabilization within 7 days of initial disturbance. After this time any disturbance in the area must be stabilized at the end of each workday.

The following exceptions apply:

- Stabilization is not required if work is to continue in the area within the next 24 hours and there is no precipitation in the forecast.
- Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater.

All temporary erosion control measures must be inspected at a frequency of every 7 days or runoff to leave construction site, and replaced or repaired as necessary.

All BMPs shall be installed and maintained in strict conformance with the Vermont Low Risk Site Handbook for Erosion Prevention and Sediment Control (Vermont DEC, 2020).

All proposed vegetated areas which do not exhibit a minimum of 70% vegetative growth by October 15th shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing minimum 2 inches of mulch, secured with anchored netting, elsewhere. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events.

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 travelled 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 work day.

Dewatering activities must conform with guidelines put forth by the Low Risk Site Handbook, in particular the specification to use a filter sock or similar to filter dewatering water prior to discharge back into the stream. Filter sock must be placed in an upland area away from the stream channel to further filter water through streamside vegetation.

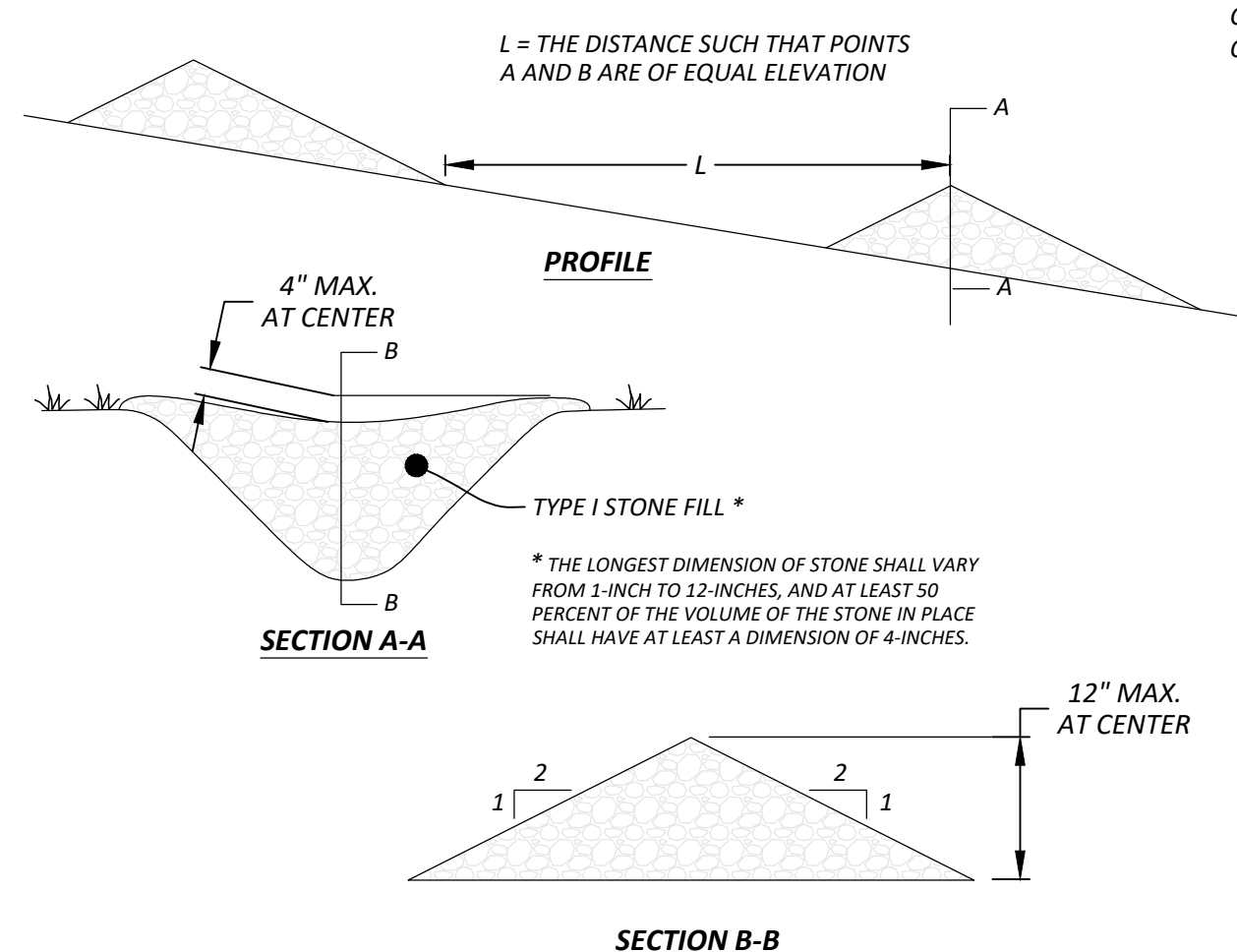
TIMING AND SEQUENCING NOTES

- Install all perimeter controls including limit of disturbance cord and silt fence
- Strip and stockpile soil and stabilize in place
- Excavate gravel wetland 1 and 2 and bioretention without stone and planting media to create traps for sediment control during construction
- Once collection structures are installed, fix coir inlet covers onto catchbasins with zip ties
- Grade and seed channels and slopes and install erosion blankets
- Install media and outlet works for gravel wetlands and bioretention area
- Once fully stabilized direct runoff to the treatment system s

LIMITS OF DISTURBANCE:

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH 3-FOOT HIGH ORANGE "CONSTRUCTION" SAFETY FENCE OR 4-INCH THICK ORANGE CONSTRUCTION CORDON, AND SHALL BE LOCATED AS SHOWN ON PLAN.

- FENCE SHALL BE SUPPORTED BY STEEL OR WOOD TYPE POSTS PLACED AT MAXIMUM 16-FOOT INTERVALS.
- FENCE SHALL BE WIRED OR "ZIP" TIED TO THE SUPPORT POSTS.
- THE FENCE SHALL BE MAINTAINED IN A WORKMAN LIKE MANNER, AND SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION IS ACHIEVED.



CONSTRUCTION REQUIREMENTS

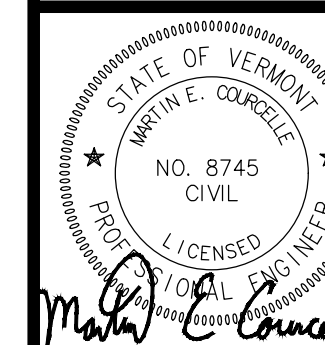
- PLACE STONE TO THE LINES, GRADES AND LOCATIONS AS SHOWN ON THE PLAN OR AS DIRECTED.
- SET SPACING OF STONE CHECK DAMS SO THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE TO A POINT BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS NEEDED OR DIRECTED.

STONE CHECK DAM DETAIL

NTS

REVISION	DATE	DESCRIPTION

Champlain Consulting ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 863-8060 - 864-1878 FAX
www.champlainconsulting.net



RHINO FOODS
179 QUEEN CITY PARK ROAD
POTENTIAL EXPANSION
EPSC DETAILS

DRAWN	CCE
CHECKED	MEC
SCALE	N.T.S.
DATE	05/23/23
JOB NO.	2022.032
SHEET	

PERMIT SET

C-12

NO.	DESCRIPTION	DATE
1	City Permit Set	05.23.2023

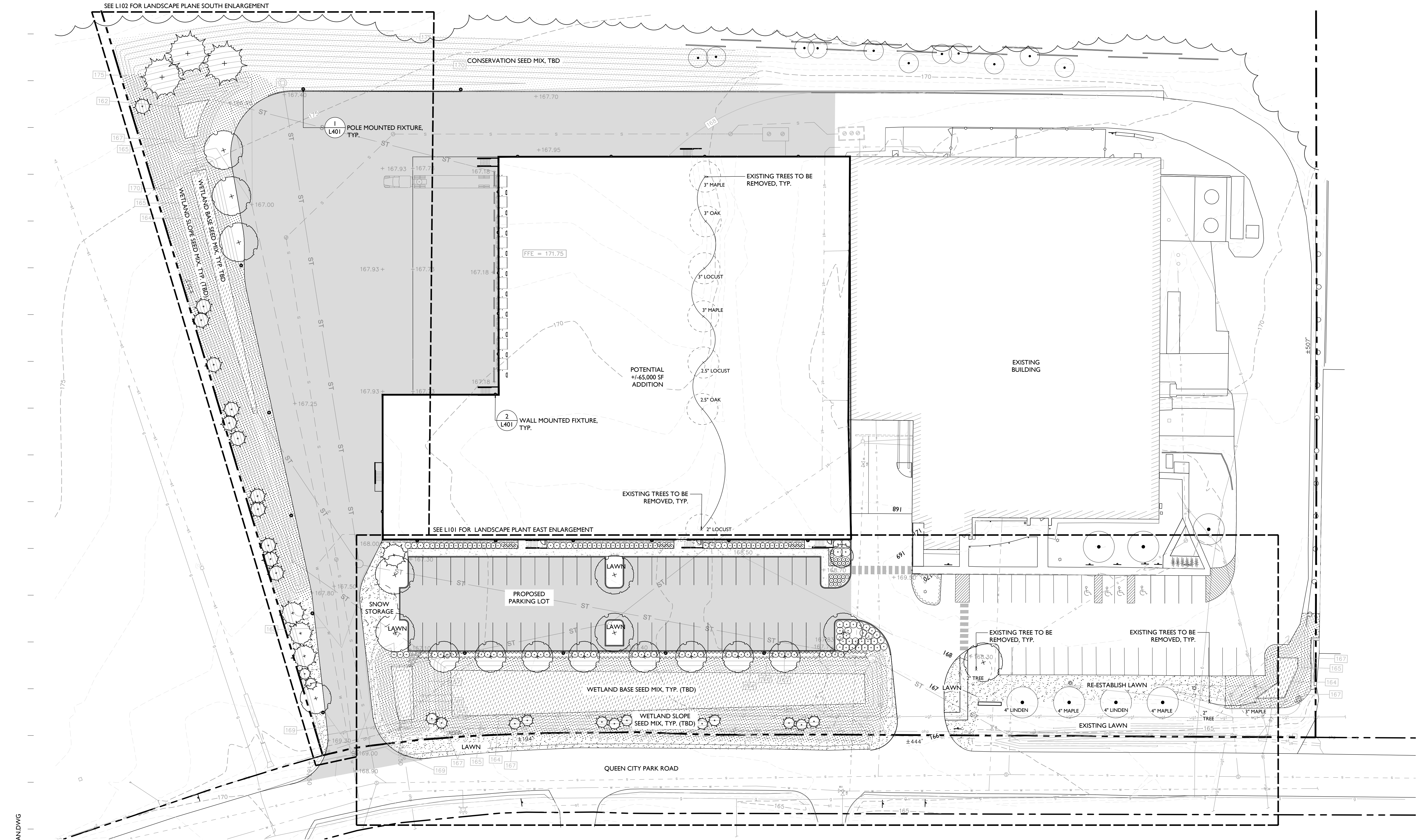
RHINO FOODS

179 QUEEN CITY PARK ROAD

LANDSCAPE KEY PLAN

JOB NO. 23-343
SCALE: 1"=30'
DRAWN BY: EB
DATE: 05.23.2023

L100

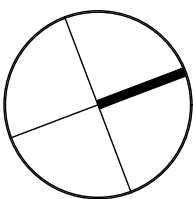


PLANTING NOTES

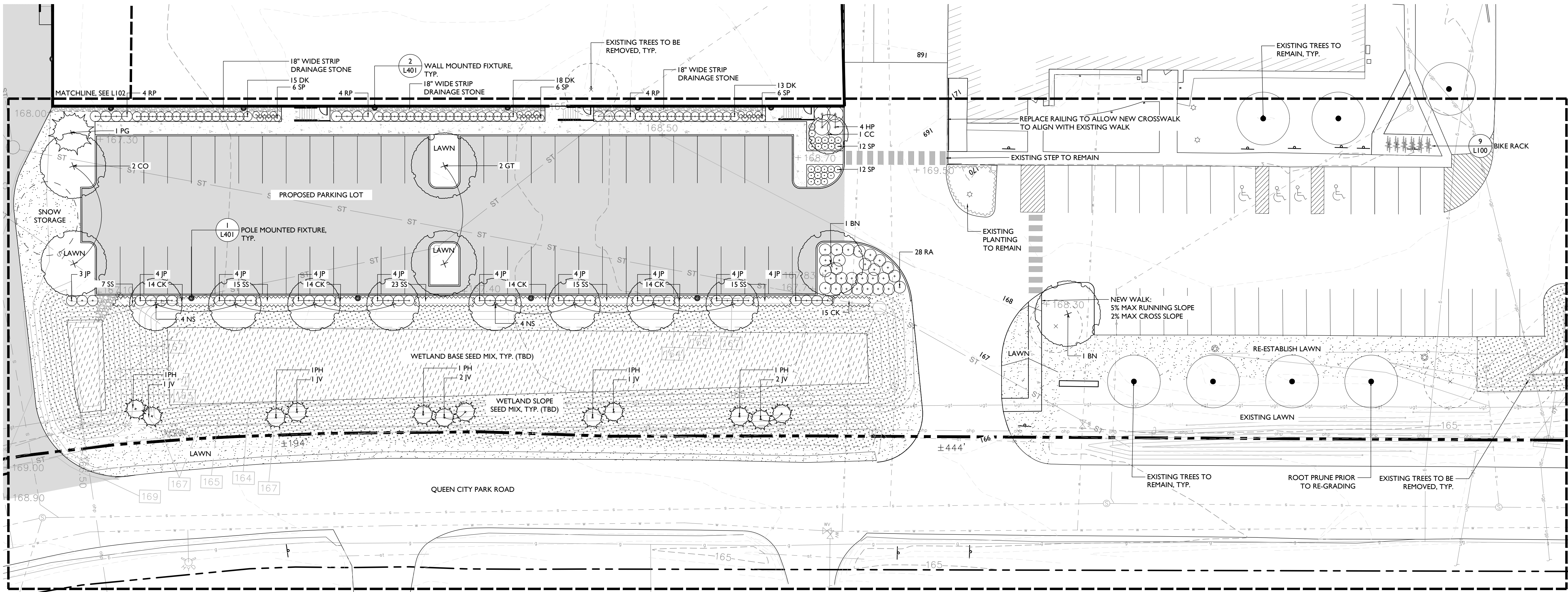
- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z.60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
- All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect. Mulch plant materials as shown on plan and details.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
- Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to suit the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.

TREE PROTECTION NOTES

- Proposed methods, and schedule for effecting tree and plant protection shall be submitted for approval.
- Proposed methods, materials, and schedule for root pruning, construction pruning, and tree fertilization shall be submitted for approval.
- Certain specimen trees adjacent to construction areas and in other key locations will be identified by the Owner and the Architect, and marked with red tags. Loss of any of these trees will result in fines assessed at \$5,000 per tree. Damage to all other trees on the property will be assessed at the rate of \$500 per inch caliper of the tree. A fine of \$1,000 will be levied against the Contractor for each incident of construction inside tree protection areas.
- Damages to trees, shrubs, and other vegetation will be assessed by the Architect and Owner in accordance with the International Society of Arboriculture (ISA) Guide.
- Trees or roots visibly damaged will cause the Owner to withhold from the Contractor an assessed amount, conforming to the requirements stipulated above for a period of two years. After that period the impact of the damage to any tree will be assessed accordingly.
- If any trees or shrubs designated to be saved are damaged and replacement is required, a number and diameter of the replacement trees or shrubs shall equal the diameter of the tree or shrub to be replaced. The Contractor shall not be liable for any loss or damage which occurs while the Contractor is complying with instructions given by the Owner, Architect, or arborist working on the Project.
- The Contractor's attention is called to the fact that certain areas on the site exist as natural woodland spaces and are to remain as natural woodlands. Therefore, all construction operations must be performed in such a manner, which will preserve these existing natural environments as wood preserves.
- Designated areas of trees, understorey, and wildflowers are to remain untouched and unharmed.
- Clearly mark all clearing limits in the field and accompany Architect on a joint review of clearing limits before clearing operations have commenced. Limit of clearing is generally defined as the limit of grading.
- Galvanized chain link fencing, 4 feet high. Stakes for fencing shall be 8 feet galvanized steel posts, driven a minimum of 3 feet into the ground. Posts shall be spaced 10 feet on center maximum.
- Prior to start of demolition work and clearing and grubbing operations, tree protection fencing shall be installed in accordance with the following:
- Fencing shall be installed at the tree protection areas indicated on the Drawings.
- Fencing shall be installed a minimum of 15 feet beyond the drip line of the trees to be protected, unless otherwise approved by the Architect.
- Where construction will be in close proximity to existing trees designated to remain, roots shall be pruned. Proximity shall be as determined in the field by the Landscape Architect or Arborist.
- Suitable means for root pruning include trenching, vibrating plow, and water jet pruning. Any method which tears roots or disturbs the soil beyond the grading limit is unacceptable.
- Trees to receive root pruning shall be reviewed by an arborist for canopy pruning, fertilization and trench backfill recommendations.
- Selective clearing within tree protection areas shall only be performed when and as directed by the Landscape Architect. Refer to Section 02115, selective clearing.
- Except as otherwise indicated or requested by Landscape Architect, temporary protection devices and facilities installed during course of the work shall be removed only after all work which may injure or damage trees and plants is completed.



30 0 30 60
SCALE OF FEET



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	INSTALLED SIZE	SPACING
TREES					
AF	1	Acer x freemanii 'Sienna' PP11,322	SIENNA GLEN® MAPLE	2.5" CAL	AS SHOWN
BN	2	Betula nigra 'Cully' Heritage®	HERITAGE RIVER BIRCH	2.5" CAL	AS SHOWN
CO	2	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	2.5" CAL	AS SHOWN
CC	1	Cercis canadensis 'MN Strain'	NORTHERN STRAIN REDBUD	2.5" CAL	AS SHOWN
GT	2	Gleditsia triacanthos inermis 'Halka'	HALKA HONEYLOCUST	2.5" CAL	AS SHOWN
JV	16	Juniperus virginiana 'Emerald Sentinel'	EASTERN RED CEDAR	15 GAL	8-12" O.C.
PA	3	Picea abies	NORWAY SPRUCE	8' HT.	AS SHOWN
PG	4	Picea glauca	WHITE SPRUCE	7' HT.	AS SHOWN
PH	10	Picea glauca 'Hudsonii'	HUDSON WHITE SPRUCE	15 GAL	8-12" O.C.
NS	8	Nyssa sylvatica	BLACK TUPELO	2.5" CAL	30" O.C.
UT	3	Ulmus 'Morton Glossy'	TRIUMPH™ ELM	2.5" CAL	30" O.C.
SHRUBS					
DK	46	Diervilla x Kodiak® Orange	KODIAK ORANGE BUSH HONEYSUCKLE	3 GAL	4' O.C.
HP	4	Hydrangea paniculata 'Little Quick Fire'	LITTLE QUICK FIRE HYDRANGEA	5 GAL	5' O.C.
JP	39	Juniperus x pfitzeriana 'Sea Green'	SEA GREEN JUNIPER	5 GAL	4' O.C.
RP	12	Rhododendron P.J.M. 'Aglo'	AGLO RHODODENDRON	3 GAL	4' O.C.
RA	28	Rhus aromatica 'Gro-low'	GROW-LOW SUMAC	2 GAL	4' O.C.
SP	42	Spiraea betulifolia	BIRCHLEAF SPIREA	2 GAL	30" O.C.
SY	9	Syringa 'Bloomerang'	BLOOMERANG LILAC	5 GAL	5' O.C.
PERENNIALS, GRASSES, & GROUND COVER					
CK	71	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS	1 GAL	24" O.C.
MS	75	Schizanthus scoparium 'The Blues'	LITTLE BLUESTEM	1 GAL	24" O.C.

PLANTING NOTES

- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species due to excessive pruning, dieback or other reasons.
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
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- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect.
- Mulch plant materials as shown on plan and details.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
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- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.

TREE PROTECTION NOTES

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- Proposed methods, materials, and schedule for root pruning, construction pruning, and tree fertilization shall be submitted for approval.
- Certain specimen trees adjacent to construction areas and in other key locations will be identified by the Owner and the Architect, and marked with red tags. Loss of any of these trees will result in fines assessed at \$5,000 per tree. Damage to all other trees on the property will be assessed at the rate of \$500 per inch caliper of the tree. A fine of \$1,000 will be levied against the Contractor for each incident of construction inside tree protection areas.
- Damages to trees, shrubs, and other vegetation will be assessed by the Architect and Owner in accordance with the International Society of Arboriculture (ISA) Guide.
- Trees or roots visibly damaged will cause the Owner to withhold from the Contractor an assessed amount, conforming to the requirements stipulated above for a period of two years. After that period the impact of the damaged to any tree will be assessed accordingly.
- If any trees or shrubs designated to be saved are damaged and replacement is required, a number and diameter of trees or shrubs of the same species and variety, as specified by the Owner and Architect, shall be furnished and planted by the Contractor. The total inch diameter of the replacement trees or shrubs shall equal the diameter of the tree or shrub to be replaced. The Contractor shall not be liable for any loss or damage which occurs while the Contractor is complying with instructions given by the Owner, Architect, or arborist working on the Project.
- The Contractor's attention is called to the fact that certain areas on the site exist as natural woodland spaces and are to remain as natural woodlands. Therefore, all construction operations must be performed in such a manner, which will preserve these existing natural environments as wood preserves.
- Designated areas of trees, understory, and wildflowers are to remain unexcavated and unharmed.
- Clearly mark all clearing limits in the field and accompany Architect on a joint review of clearing limits before clearing operations have commenced. Limit of clearing is generally defined as the limit of grading.
- Galvanized chain link fencing, 4 feet high. Stakes for fencing shall be 8 feet galvanized steel posts, driven a minimum of 3 feet into the ground. Posts shall be spaced 10 feet on center maximum.
- Prior to start of demolition work and clearing and grubbing operations, tree protection fencing shall be installed in accordance with the following:
- Fencing shall be installed at the tree protection areas indicated on the Drawings.
- Fencing shall be installed a minimum of 15 feet beyond the drip line of the trees to be protected, unless otherwise approved by the Architect.
- Where construction will be in close proximity to existing trees designated to remain, roots shall be pruned. Proximity shall be as determined in the field by the Landscape Architect or Arborist.
- Suitable means for root pruning include: trenching, vibrating plow, and water jet pruning. Any method which tears roots or disturbs the soil beyond the grading limit is unacceptable.
- Trees to receive root pruning shall be reviewed by an arborist for canopy pruning, fertilization and trench backfill recommendations.
- Selective clearing within tree protection areas shall only be performed when and as directed by the Landscape Architect. Refer to Section 02115, selective clearing.
- Except as otherwise indicated or requested by Landscape Architect, temporary protection devices and facilities installed during course of the work shall be removed only after all work which may injure or damage trees and plants is completed.

NO.	DESCRIPTION	DATE
1	City Permit Set	05.23.2023

RHINO FOODS

179 QUEEN CITY PARK ROAD

LANDSCAPE PLAN - EAST ENLARGEMENT

JOB NO. 23-343
SCALE: 1"=20'
DRAWN BY: EB
DATE: 05.23.2023

L101

NO.	DESCRIPTION	DATE
I	City Permit Set	05.23.2023

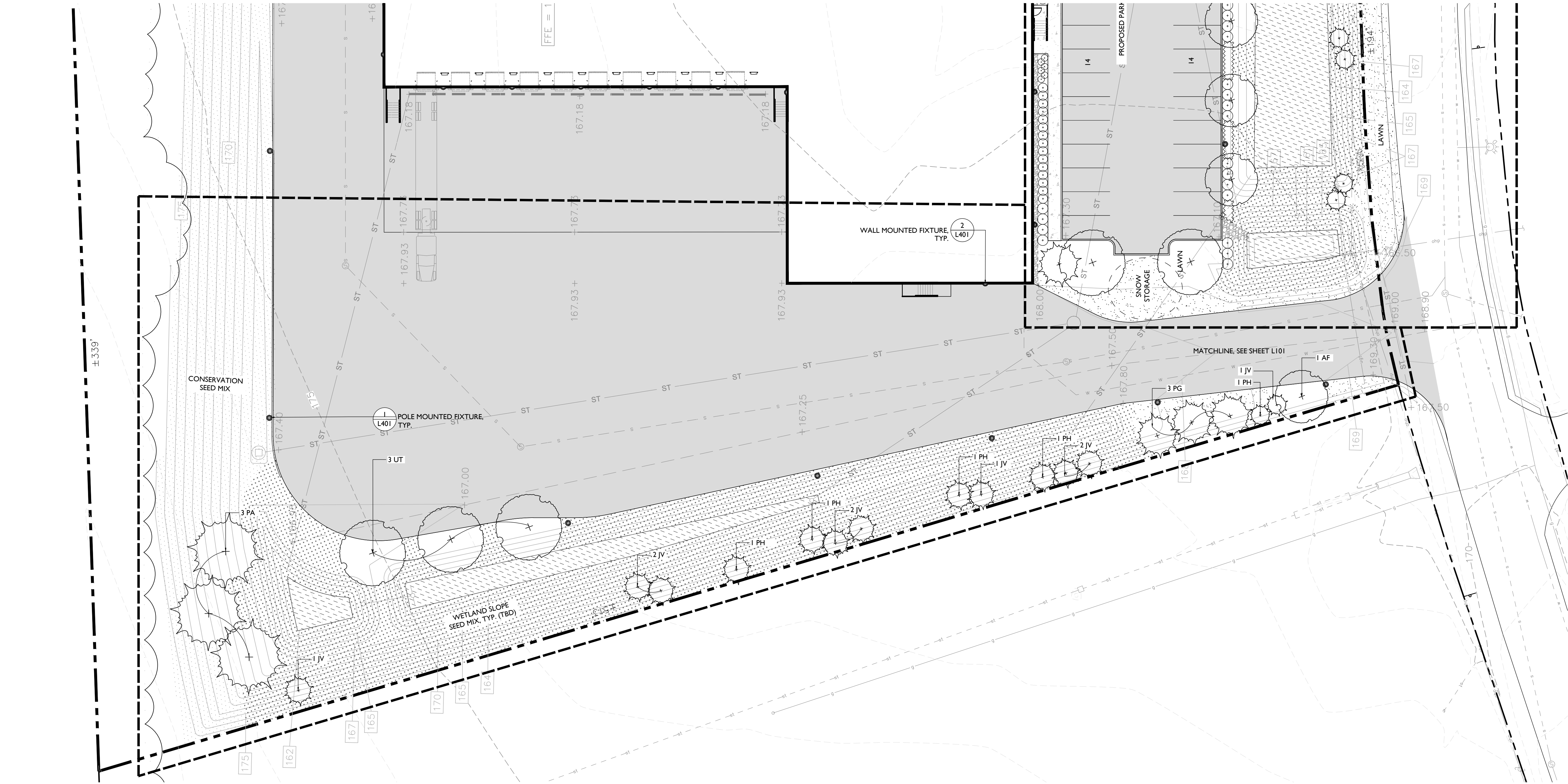
RHINO FOODS

179 QUEEN CITY PARK ROAD

LANDSCAPE PLAN - SOUTH ENLARGEMENT

JOB NO. 23-343
SCALE: 1"=20'
DRAWN BY: EB
DATE: 05.23.2023

L102



KEY	SCIENTIFIC NAME	COMMON NAME	INSTALLED SIZE	SPACING
TREES				
AF	Acer x freemanii 'Sienna' PP11, 322	SIENNA GLEN® MAPLE	2.5" CAL	AS SHOWN
BN	Betula nigra 'Cully' Heritage®	HERITAGE RIVER BIRCH	2.5" CAL	AS SHOWN
CO	Celtis occidentalis 'Prairie Pride'	PRARIE PRIDE HACKBERRY	2.5" CAL	AS SHOWN
CC	Cercis canadensis 'MN Strain'	NORTHERN STRAIN REDBUD	2.5" CAL	AS SHOWN
GT	Gleditsia triacanthos inermis 'Halla'	HALKA HONEYLOCUST	2.5" CAL	AS SHOWN
JV	Juniperus virginiana 'Emerald Sentinel'	EASTERN RED CEDAR	15 GAL	8-12' O.C.
PA	Picea abies	NORWAY SPRUCE	8' HT.	AS SHOWN
PG	Picea glauca	WHITE SPRUCE	7' HT.	AS SHOWN
PH	Picea glauca 'Hudsonii'	HUDSON WHITE SPRUCE	15 GAL	8-12' O.C.
NS	Nyssa sylvatica	BLACK TUPELO	2.5" CAL	30' O.C.
UT	Ulmus 'Morton Glossy'	TRIUMPH™ ELM	2.5" CAL	30' O.C.

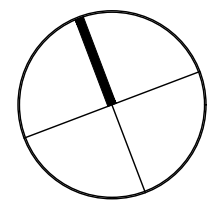
KEY	SCIENTIFIC NAME	COMMON NAME	INSTALLED SIZE	SPACING
SHRUBS				
DK	Dierilla x Kodiak® Orange	KODIAK ORANGE BUSH HONEYSUCKLE	3 GAL	4' O.C.
HP	Hydrangea paniculata 'Little Quick Fire'	LITTLE QUICK FIRE HYDRANGEA	5 GAL	5' O.C.
JP	Juniperus x pfitzeriana 'Sea Green'	SEA GREEN JUNIPER	5 GAL	4' O.C.
RP	Rhododendron P.J.M. 'Aglo'	AGLO RHODODENDRON	3 GAL	4' O.C.
RA	Rhus Aromatica 'Gro-low'	GROW-LOW SUMAC	2 GAL	4' O.C.
SP	Spirea Betifolia	BIRCH-LEAF SPIREA	2 GAL	30" O.C.
SY	Syringa 'Bloomerang'	BLOOMERANG LILAC	5 GAL	5' O.C.
PERENNIALS, GRASSES, & GROUND COVER				
CK	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS	1 GAL	24" O.C.
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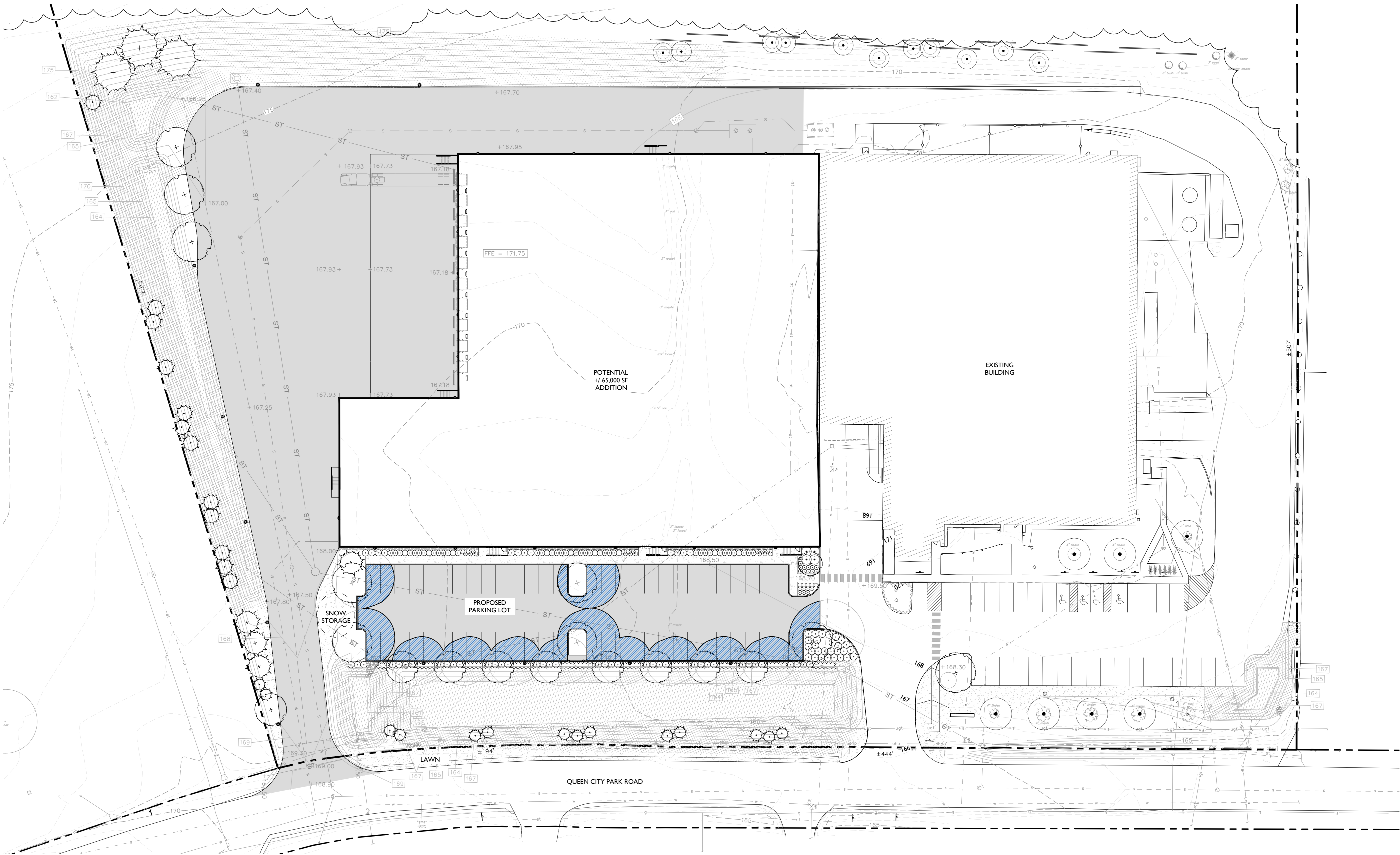
NO.	DESCRIPTION	DATE
I	City Permit Set	05.23.2023

RHINO FOODS
179 QUEEN CITY PARK ROAD

PARKING LOT
SHADING PLAN

JOB NO. 23-343
SCALE: 1"=30'
DRAWN BY: EB
DATE: 05.23.2023

L200



SUN ANGLE CALCULATION DATA FOR PROJECT LOCATION

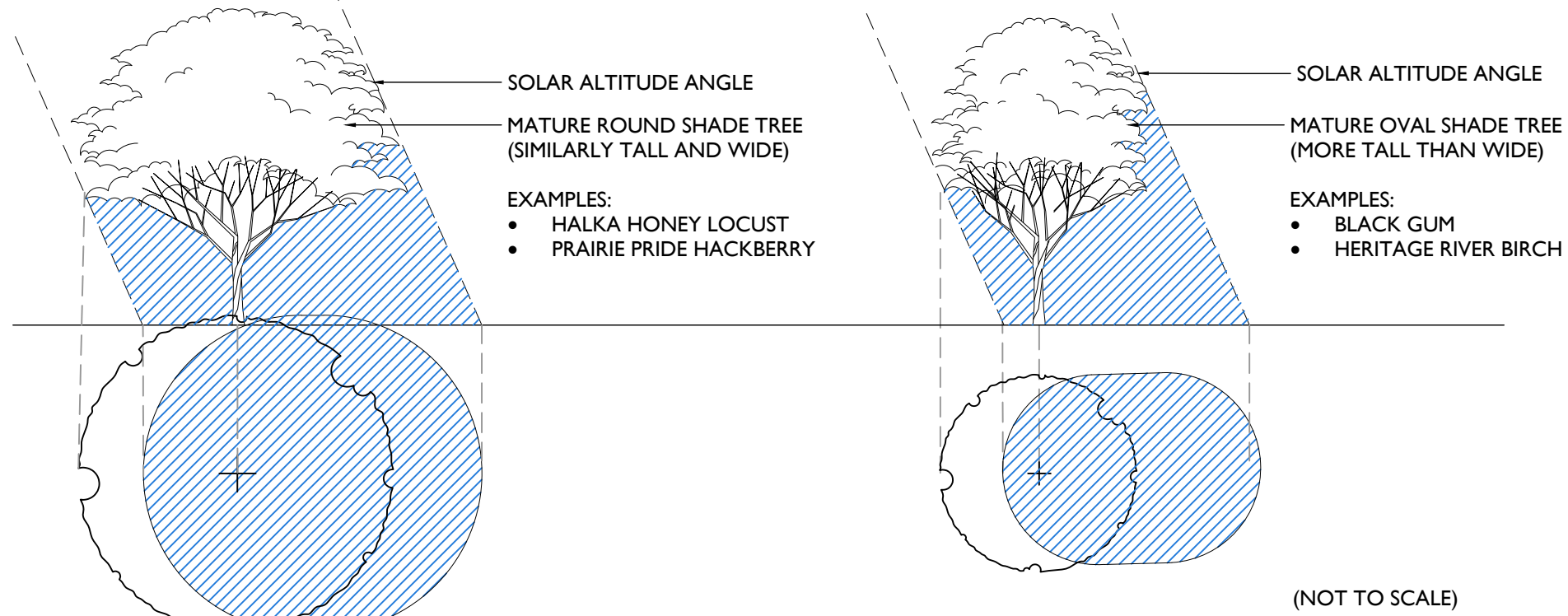
LONGITUDE: 73° 13' 41.5" WEST
LATITUDE: 44° 29' 26.9" NORTH
CALCULATION DATE: JUNE 21, 2017
ELEVATION: 200'
TIME: SOLAR NOON (12:24 PM EST)

RESULTING SUN
ALTITUDE ANGLE: 66.20°

MATURE TREE SIZES:

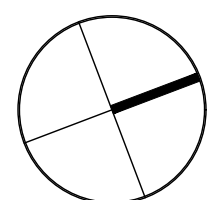
- BLACK GUM: 40' HEIGHT, 25' SPREAD
- HALKA HONEY LOCUST: 40' HEIGHT & SPREAD
- HERITAGE® RIVER BIRCH: 50' HEIGHT & 40' SPREAD
- PRAIRIE PRIDE HACKBERRY: 40' HEIGHT & SPREAD

NOTE: 10% REDUCTIONS FROM NUMBERS ABOVE APPLIED
TO ACCOUNT FOR TREES NOT REACHING MATURITY



SHADE CALCULATION TOTALS

- AREA OF PARKING LOT = 16,083 SF
- AREA SHADED BY MATURE TREES = 5,513 SF
- PROPOSED PERCENTAGE OF SHADED PARKING LOT = **34.2%**
- REQUIRED PERCENTAGE OF SHADED PARKING LOT = 30%



30 0 30 60
SCALE OF FEET

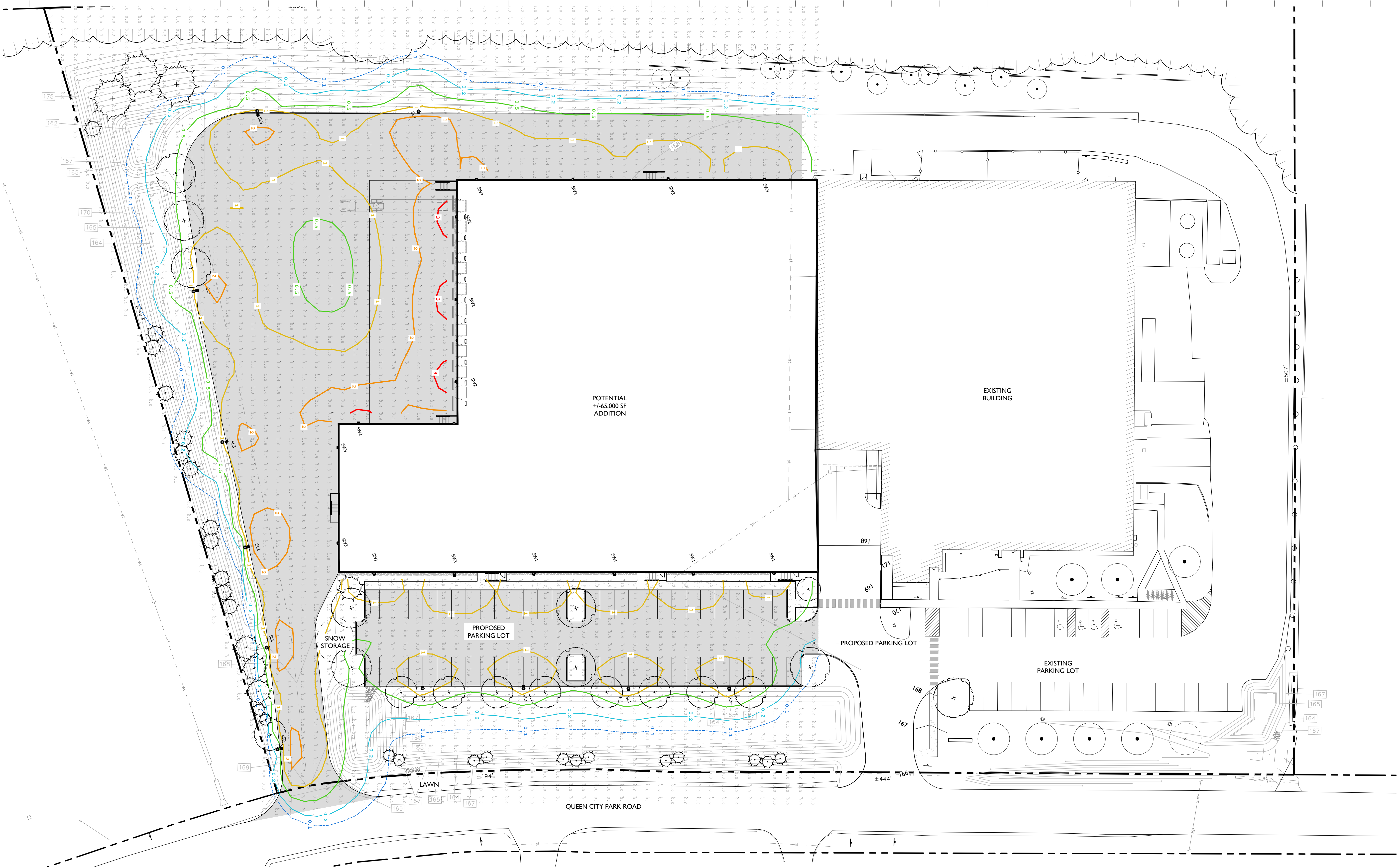
NO.	DESCRIPTION	DATE
I	City Permit Set	05.23.2023

RHINO FOODS
179 QUEEN CITY PARK ROAD

PHOTOMETRIC PLAN

JOB NO. 23-343
SCALE: 1"=30'
DRAWN BY: EB
DATE: 05.23.2023

L300

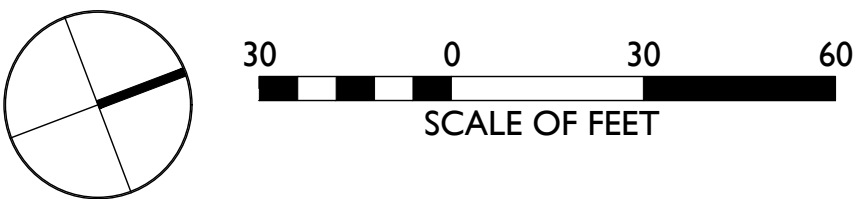


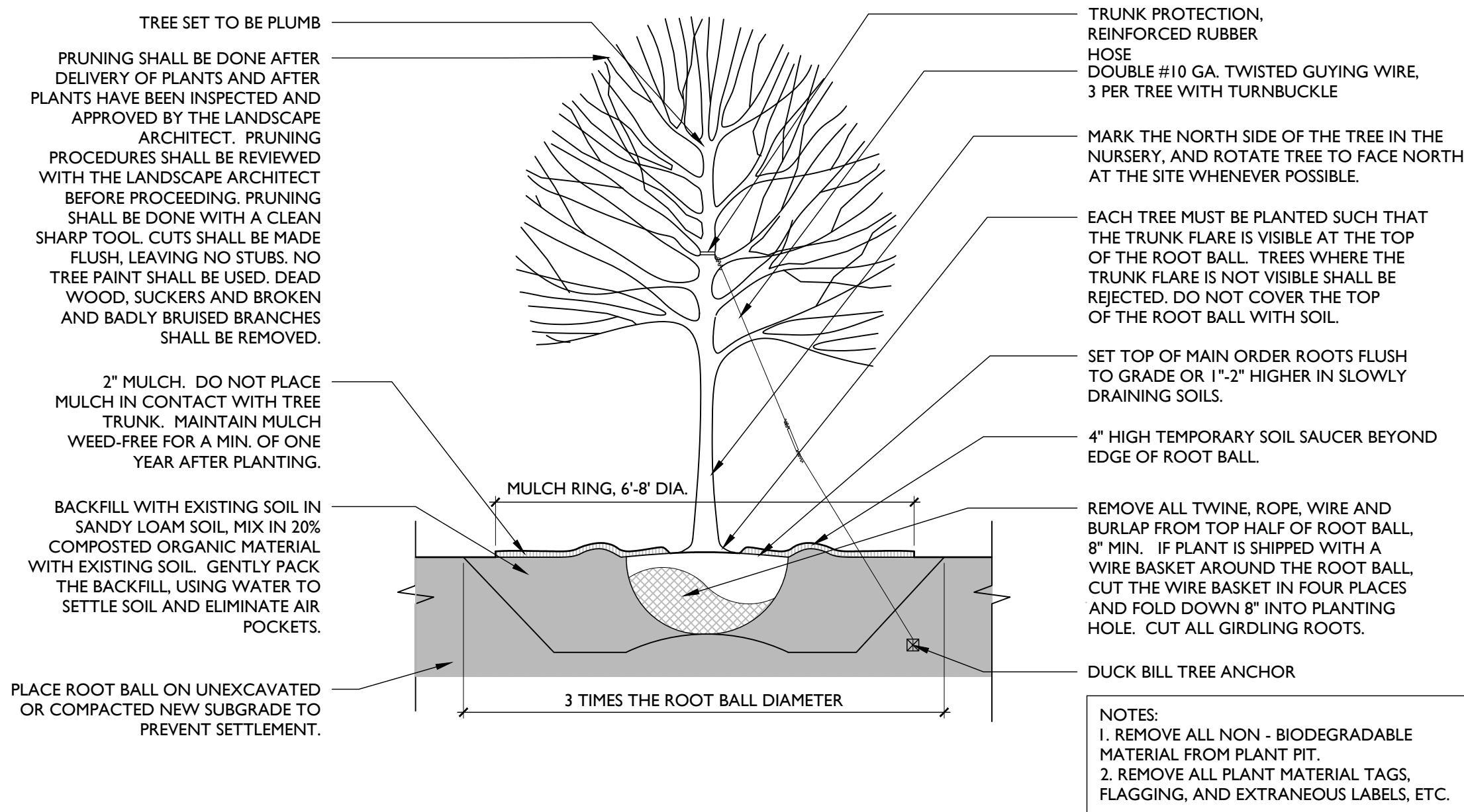
APEX LIGHTING SOLUTIONS
DATE: 5/18/2023
REFLECTANCES: NONE USED
WORKPLANE: @ GRADE

Luminaire Schedule					
Qty	Label	Wattage	Luminaire Lumens	LLF	Description
4	SL1	22.53333	3527	0.900	GARDCO OPF-S-P02-830-T4M-AR1-UNV-BL50-L2-FINISH Mounted to SRA-CA-4-188-18-D1-DTX-FINISH w/Optical Center @ ~18ft AFG
3	SL2	41.88	4316	0.900	GARDCO OPF-S-A01-830-BLC-AR1-UNV-BL50-L2-FINISH Mounted to SRA-CA-4-188-18-D1-DTX-FINISH w/Optical Center @ ~18ft AFG
4	SL3	92.84	9175	0.900	GARDCO OPF-M-A09-830-T4W-AR1-UNV-BL50-L3-FINISH-HIS Mounted to TRA-CA-6/4-188-25-D1-DX-FINISH w/Optical Center @ ~25ft AFG
6	SW1	22.2	2382	0.900	GARDCO 121-16L-400-WW-G4-3-UNV-BL-IMR13-FINISH Mounted to Structure @ 18ft AFG
4	SW2	70.2	7732	0.900	GARDCO 121-32L-700-WW-G4-4-UNV-BL-IMR13-FINISH Mounted to Structure @ 20ft AFG
6	SW3	38.4	3785	0.900	GARDCO 121-16L-700-WW-G4-3-UNV-BL-IMR13-FINISH Mounted to Structure @ 20ft AFG

Calculation Summary						
Label	Grid Height	Avg - FC	Max - FC	Min - FC	Avg/Min	Max/Min
NEW FRONT PARKING LOT		0.93	1.4	0.2	4.65	7.00
REAR DRIVE		1.08	2.1	0.3	3.60	7.00
TRUCK ENTRANCE		1.64	2.5	0.6	2.73	4.17
TRUCK YARD & LOADING		1.43	3.4	0.3	4.77	11.33

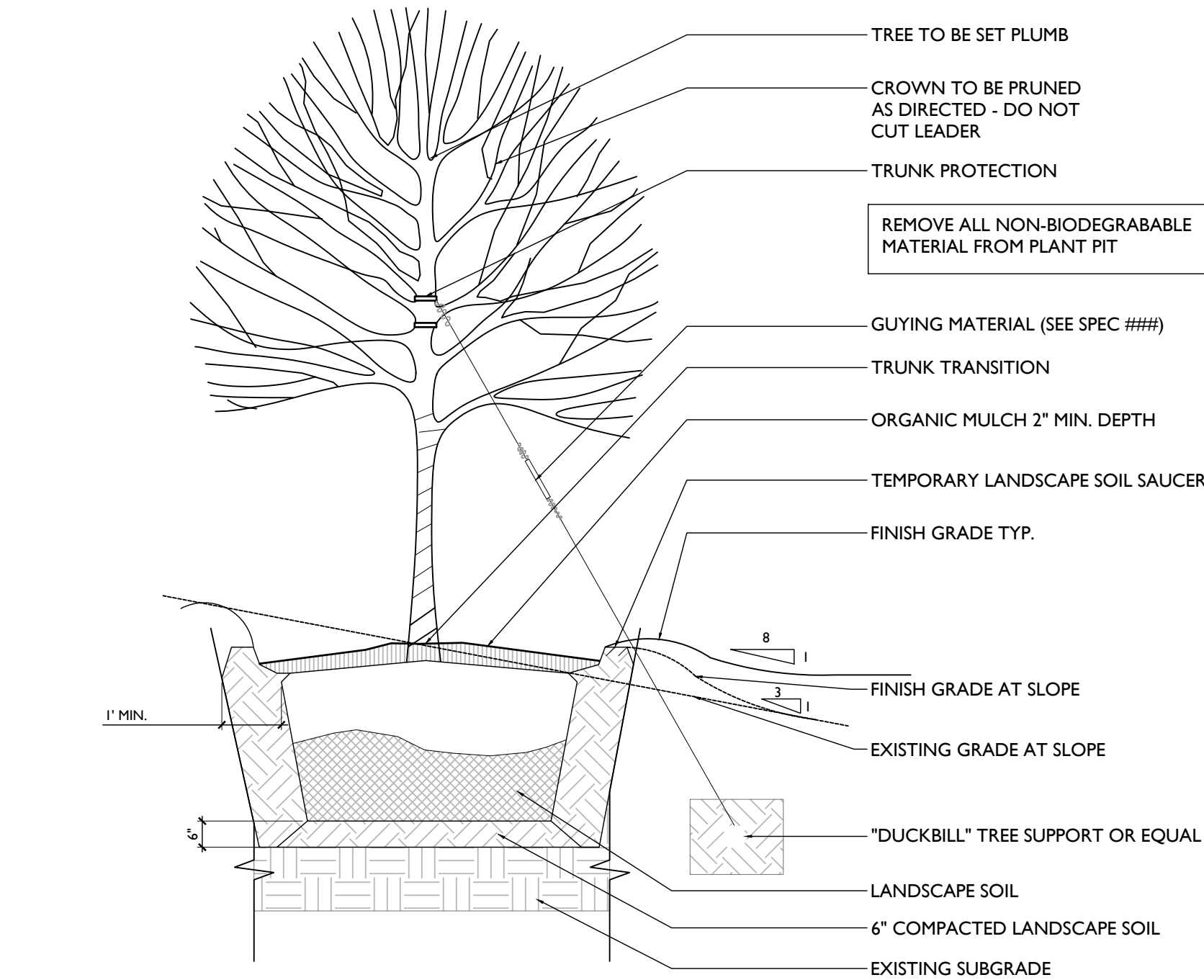
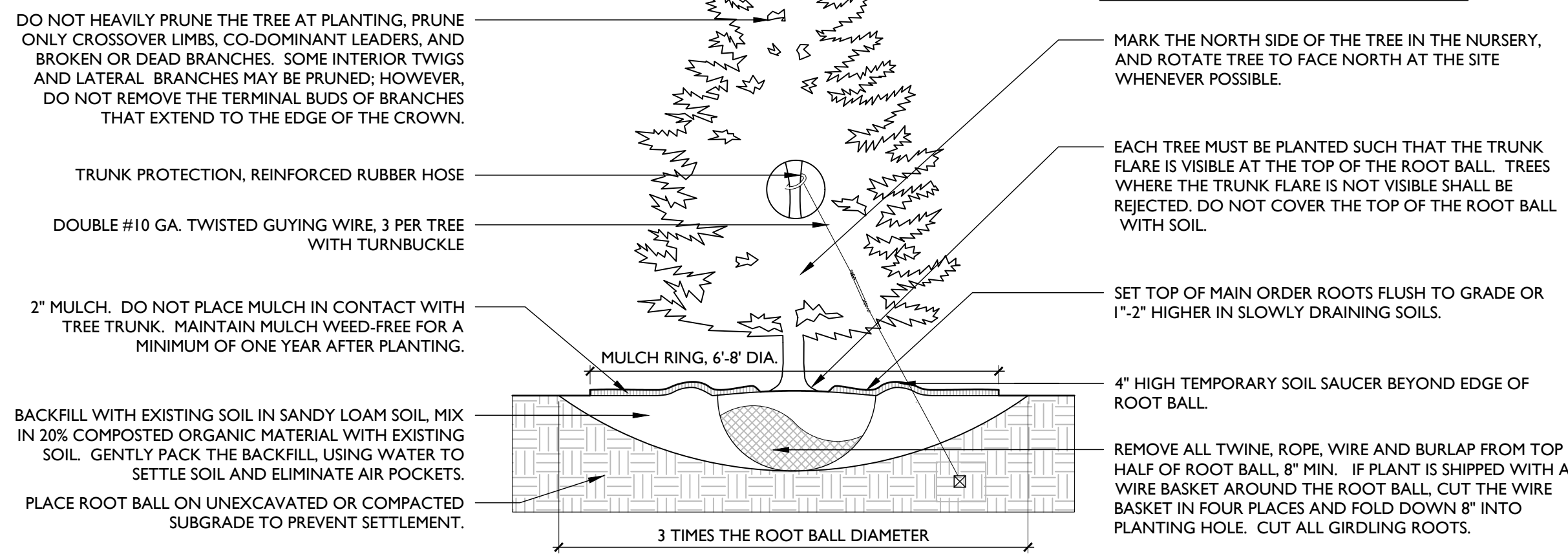
GENERAL DISCLAIMER:
Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
* LLF Determined Using Current Published Lamp Data
NOTE TO REVIEWER:
Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.
For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.





1 DECIDUOUS TREE PLANTING
NTS

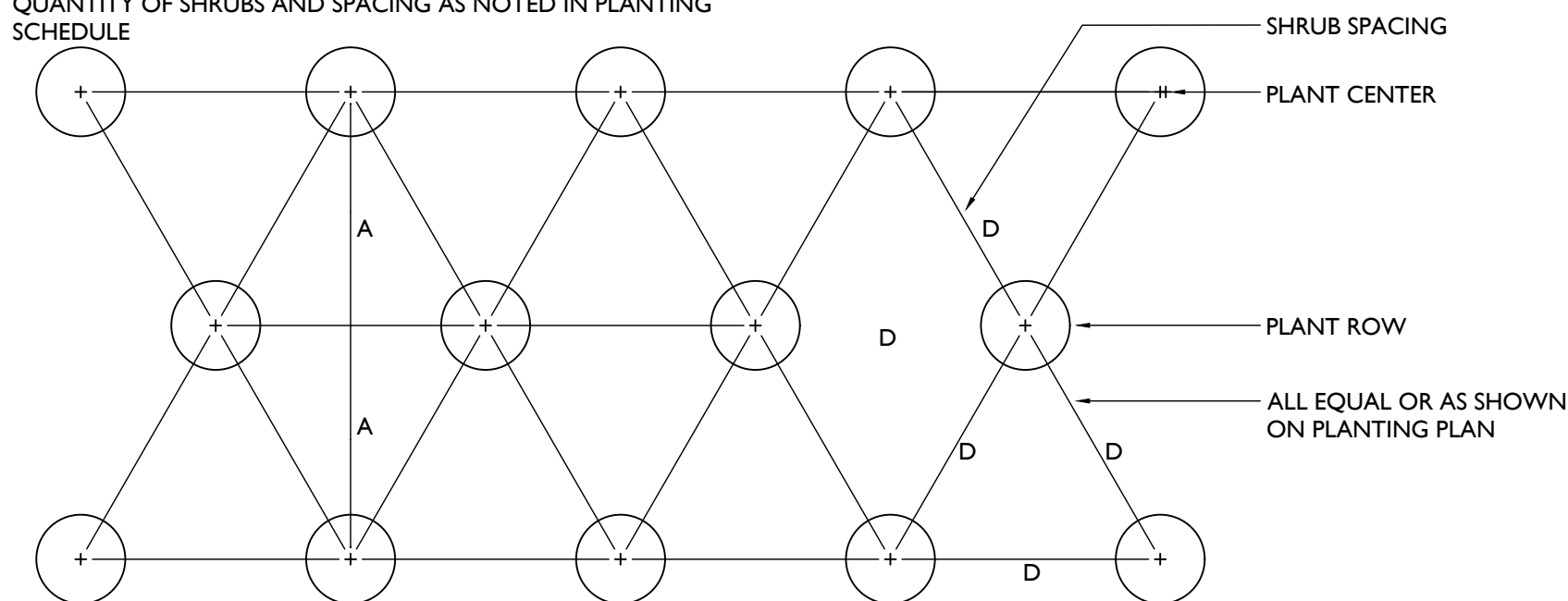
2 EVERGREEN TREE PLANTING
NTS



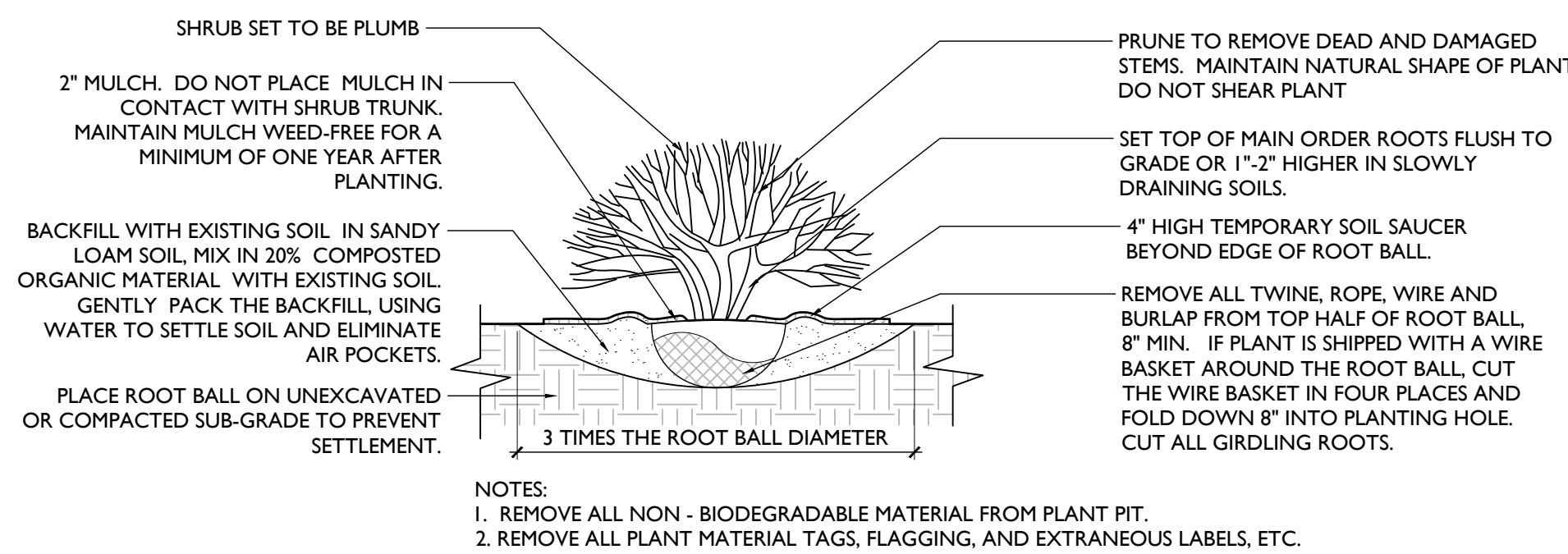
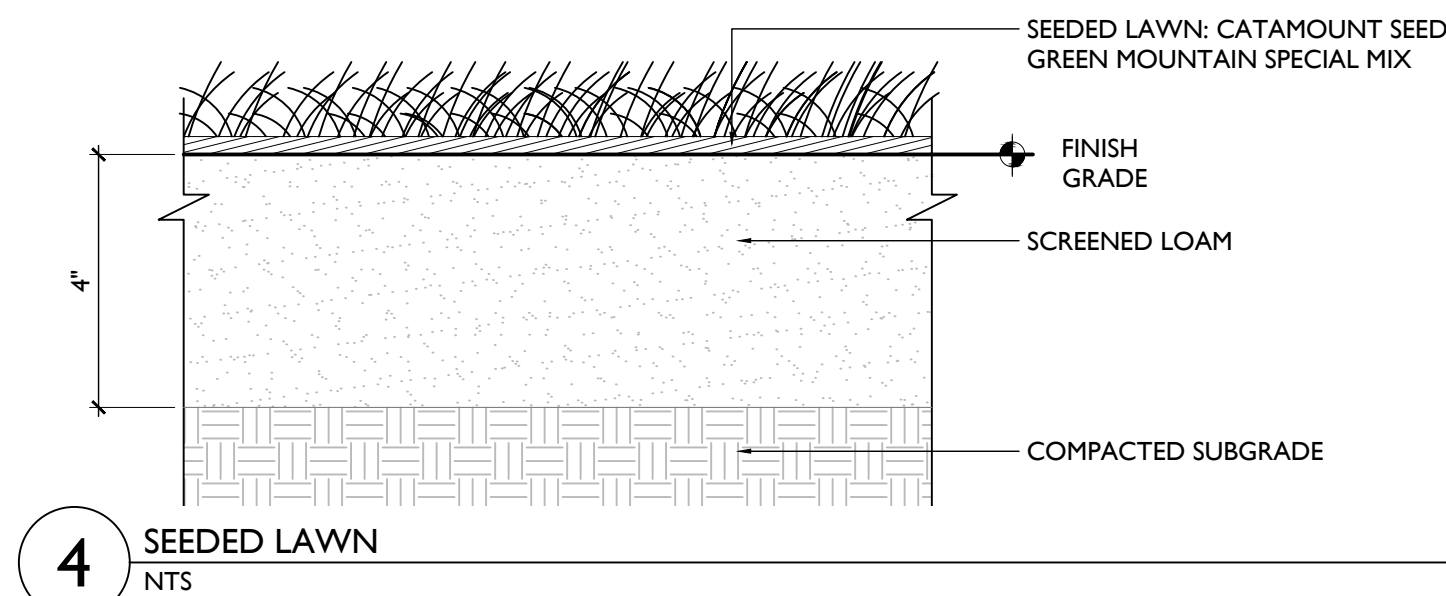
3 DECIDUOUS TREE PLANTED ON SLOPE
NTS

SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ.FT.
48" O.C.	41.52"	0.07
36" O.C.	31.20"	0.12
24" O.C.	20.76"	0.28
18" O.C.	15.59"	.5
12" O.C.	10.39"	1.15

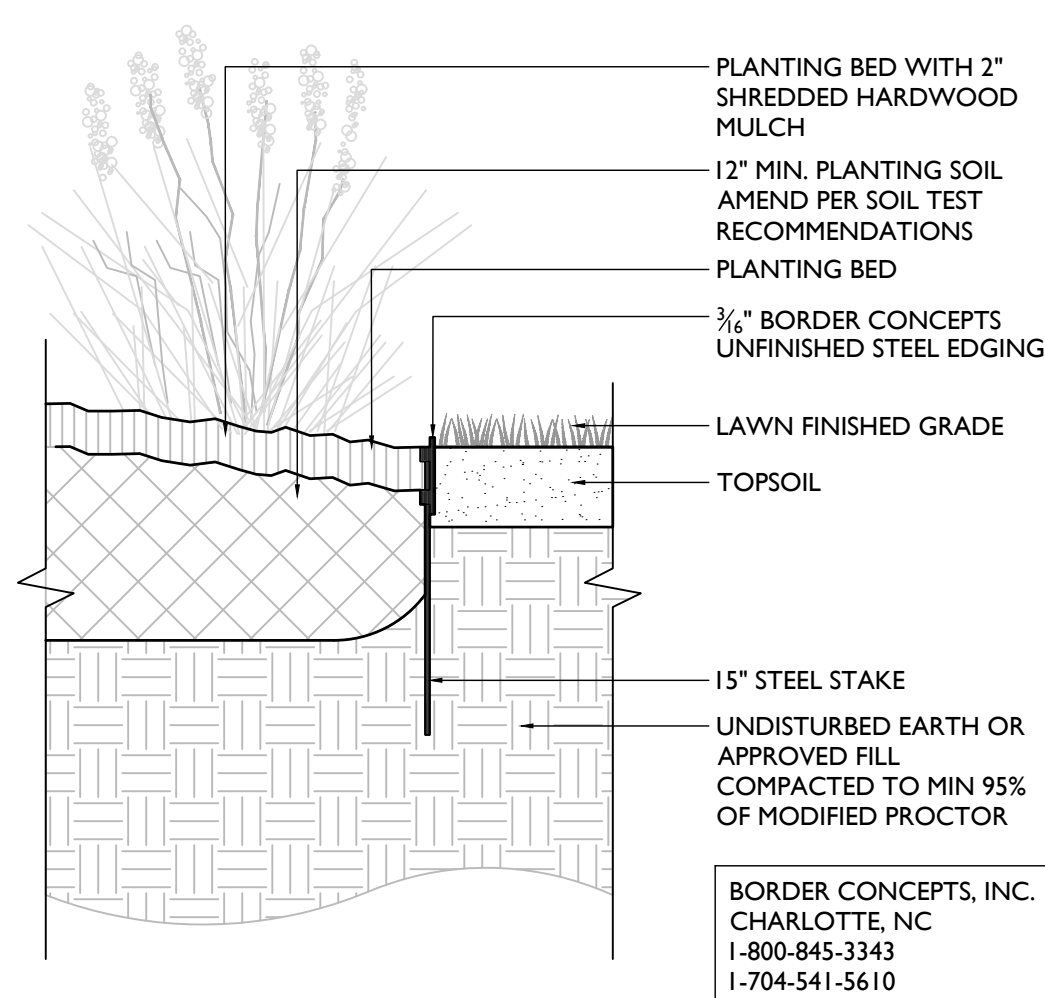
NOTE:
QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE



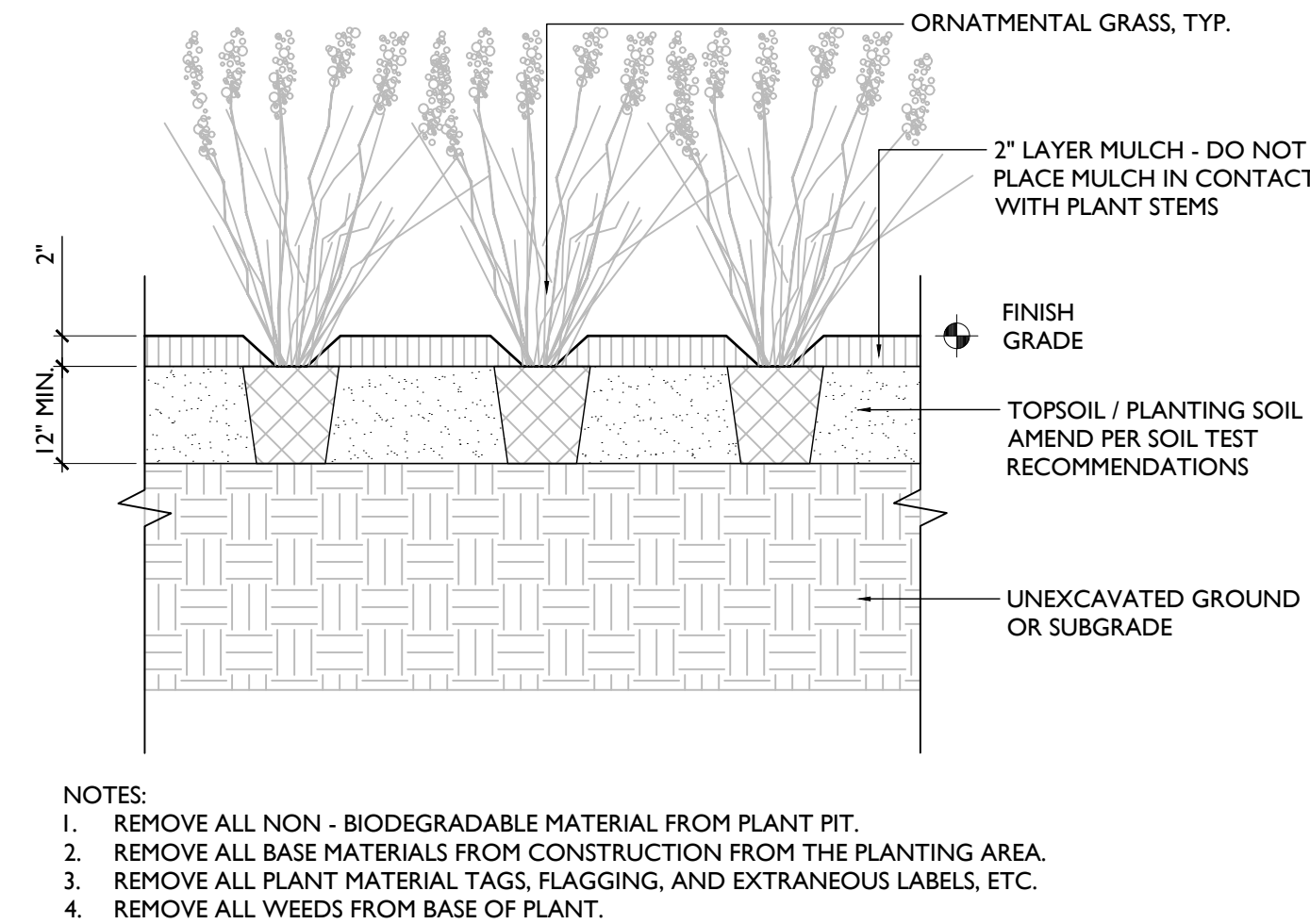
7 PLANT SPACING DIAGRAM
NTS



5 SHRUB PLANTING
NTS



8 STEEL EDGING
1" = 1'-0"



6 PERENNIAL & ORNAMENTAL GRASS PLANTING
NTS



VICTOR STANLEY CYCLE SENTRY BIKE RACK, OR APPROVED EQUAL

9 BIKE RACK
NTS

NO.	DESCRIPTION	DATE
1	City Permit Set	05.23.2023

RHINO FOODS
179 QUEEN CITY PARK ROAD

LANDSCAPE DETAILS

JOB NO. 23-343
SCALE: AS NOTED
DRAWN BY: EB
DATE: 05.09.2023

L400

Project:	
Location:	
Cell No:	
Type:	
Lamps:	Qty:
Notes:	

example: OPE-S-A01-840-T4M-AR1-120-BL50-L3-BZ

[illegible]

- 480V].
 Available for lumen packages P03-P08, HVU [347-480V].
 Available for lumen packages P06-P09 & A04-A07.
 Available for lumen packages P04-P08.
 Driver: SRDR, FAW5, FS1, FS2, OMSR, DLEA, BL50
 (P01-P08) available only with T2M, T3M, T4M, and T5M
 are not rotatable.
 Recommended for retrofit applications.



GARDCO by @ignify	Site and Area
	OptiForm
	OPF-S Small

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

example: QPF-S-A01-B40-T4M-A01-120-B150-L3-B1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

- **Not available for lumen packages P03-P09. HVU [347-480V] packages P05-P09 & A04-A07.**

Project:	
Location:	
Cat. No:	
Type:	
Lemps:	Qty:
Notes:	

example: OPF-M-A08-840-T4M-AR1-240-BL60-L3-B

10) **TRANS**

- recommended for retrofit applications

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

example: 121-32L-700-NW-G4-3-120-BL-IMR12-BZ

--	--	--

- ⁴ Not available with other dimming control options. ⁹ Available with two modules (32L) at 530mA.
- ⁵ Not available with motion sensor. ¹⁰ Not available with DD, DCC, and FAWS dimming control options.
- ⁶ Not available with photocontrol. ¹¹ Must specify a motion sensor lens.
- ⁷ Not available in 347 or 480V. ¹² Not available with DCC, FAWS, and LLC.
- ⁸ Must specify input voltage.

The image shows the Gardco LED wall sconce, a modern, curved, and adjustable light fixture. To the left of the product is the Gardco logo, which consists of a stylized 'G' icon followed by the text 'GARDCO by @ignify'. To the right of the product is a small circular icon with the text 'LED' inside, indicating the light source.

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

example: 121-32L-700-NW-G4-3-120-BL-IMRI2-B3

[illegible]

- ¹⁰ Not available with DD, DCC, and FAWS dimming control options.

GARDCO by	Wall Mount	
	LED wall sconce	
	121	

Project: _____
 Location: _____
 Est. No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

example: 121-321-700-NW-G4-3-120-B1-IMR12-B1

[illegible]

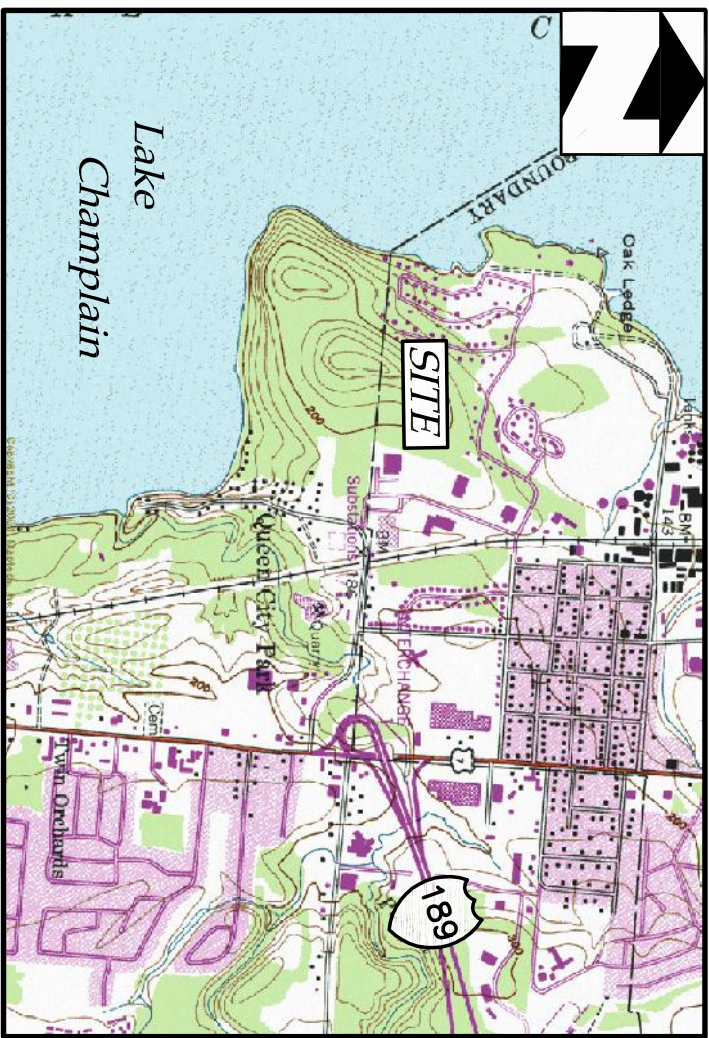
- ⁴ Not available with other dimming control options.
- ⁵ Not available with motion sensor.
- ⁶ Not available with photocontrol.
- ⁷ Not available in 347 or 480V.
- ⁸ Must specify input voltage.
- ⁹ Available with two modules (32L) at 530mA.
- ¹⁰ Not available with DD, DCC, and FAWS dimming control options.
- ¹¹ Must specify a motion sensor lens.
- ¹² Not available with DCC, FAWS, and LLC.

LANDSCAPE ARCHITECTURE
VT802.864.0010 NY518.567.1791 wagnerhodgson.com

179 QUEEN CITY PARK ROAD

140

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Location Plan Not to Scale

The purpose of this plan is to adjust the southerly property line of Zoo Holdings, LLC as shown hereon. Certain site features have been digitized from a 2018 orthophoto obtain from VCGI.

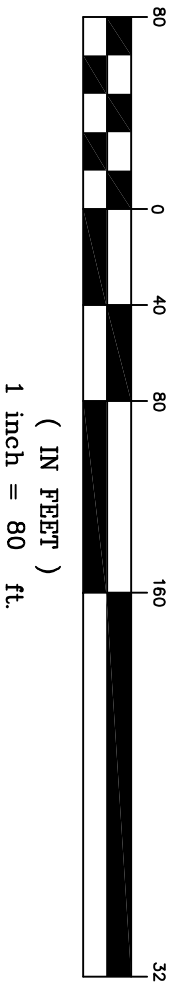
LEGEND

- Subject Tract Boundary Line
 - Existing Boundary Line to be Dissolved
 - Apparent Abutting Property Line
 - Stone Wall
 - Wire Fence
 - High Tension Electric Fence
 - Well
 - Utility Pole
 - Guy Wire / Pole
 - Iron Pipe or Rebar Found
 - Concrete Monument Found
 - Calculated Point (Not Set)
 - 5/8" Iron Rebar Previously Set in March 2010
 - 5/8" Iron Rebar Set
 - Now or Formerly Land Records Volume / Page
 - Survey Control Point
 - Horizontal Curve Data
- Graphic Data:
R = Radius
L = Curve Length
Δ = Delta Angle
CB = Chord Bearing
C = Chord Distance

Record Owners:

- #179 Queen City Park Road
Volume 843, Page 484
Zoo Holdings, LLC
- #225 Queen City Park Road
Volume 1377, Page 330
Zoo Too, LLC
- #179 Queen City Park Road
Burlington, VT 05401
Parcel ID: 060-1-062.000
Existing Lot Size: 5.01 Acres ±
- #179 Queen City Park Road
Burlington, VT 05401
Parcel ID: 060-1-065.000
Existing Lot Size: 3.00 Acres ±

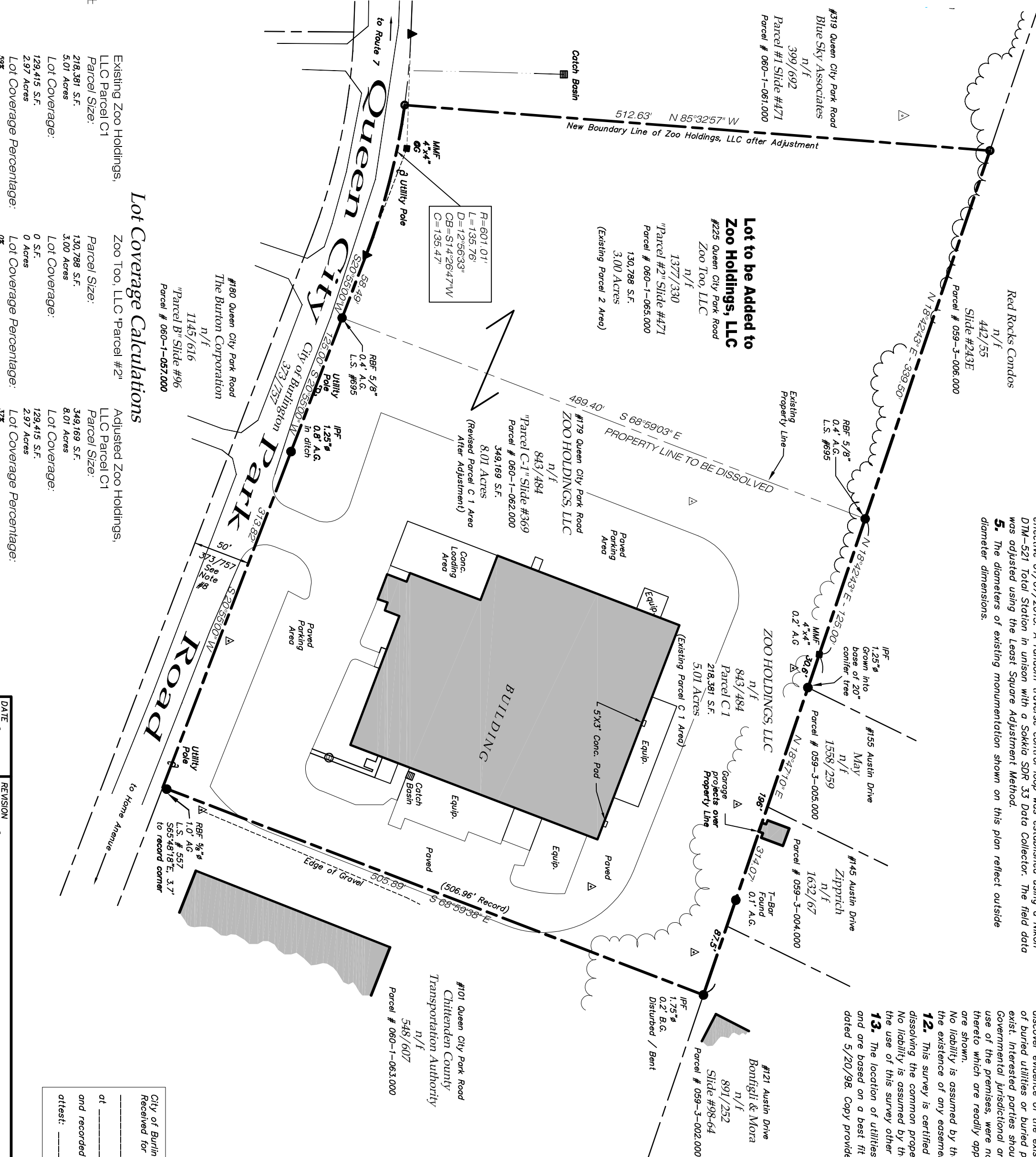
GRAPHIC SCALE



SURVEY NOTES:

- This Subdivision plot has been compiled from field surveys and record evidence including the following recorded plats:
 - A.** Survey for Blue Sky Associates, 159 Industrial Parkway, Burlington, Vermont", prepared by Fitzpatrick - Llewellyn, Inc., dated May, 1991, provided by Blue Sky Associates.
 - B.** "Rhino Foods Inc., Burlington, VT, Master Planning, Existing Site Plan", prepared by Stuhlmann Engineering Corp., dated 9-13-00, provided by Blue Sky Associates.
 - C.** "Boundary Lines for G.B.I.C. Parcel 2, Burlington, VT", prepared by Fred C. Koerner, C.E., dated May 1961, and recorded in Volume 163, Page 678 of the City of Burlington Land Records.
 - D.** "Plan of Land to be conveyed by Greater Burlington Industrial Corp. to Gynasure in G.B.I.C. Industrial Park 2, Burlington, Vermont", prepared by Fred C. Koerner, C.E., dated May 1959, and recorded in Volume 156, Page 254 of the City of Burlington Land Records.
 - E.** "Greater Burlington Industrial Corporation, Industrial Parkway Burlington, Vermont, Plan of Land to be conveyed to Gynasure Inc.", prepared by Fred C. Koerner, C.E., received for record on May 2, 1973, recorded on slide #96 of the City of Burlington Land Records.

- "Pit, Condominium Housing, Burlington, Vermont, The Red Rock Corporation", prepared by Robert Butley Associates, recorded on slide #93 of the City of Burlington Land Records.
- "Boundary Survey, property of Marthi Marietta Corporation to be conveyed to General Dynamics Armament Systems, Inc., Industrial Parkway, Burlington, Vermont", prepared by Krebs and Lansing Consulting Engineers, Inc., dated January 3, 1997, and recorded on slide #310E of the City of Burlington Land Records.
- "Portion of land in G.B.I.C. Industrial Park 2 to be conveyed to Edunard Company Inc., Burlington, Vermont", prepared by Fred C. Koerner, C.E., dated Nov 1957, and recorded in Volume 148, Page 599 of the City of Burlington Land Records.
- "Blue Sky Associates, Industrial Parkway, Burlington, Vermont, Boundary Line Adjustment", prepared by Butten Professional Land Surveyors, P.C., dated 8/06/03, and recorded in Volume #369D of the City of Burlington Land Records.
- "Bearings are based on Vermont State Plane Coordinates (SPC-VT) using NAD83, (1986) control. The north orientation was derived by using Digital Orthophotographs (DOO) 092216 on disk # 101 purchased from the Vermont Mapping Program.
- The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
- Survey methods employed and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for urban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 01/07/2013. A random traverse control loop was established using a Nikon DTM-521 Total Station in unison with a Sokkia SPR 33 Data Collector. The field data was adjusted using the Least Square Adjustment Method.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.



- Boundary markers shown hereon as "SET" or "to be SET" are 5/8 inch diameter iron rebar, 40-inch long, crowned with a plastic cap.
- The subdivision line pertains to the parcels shown hereon has been computed, plotted, and laid out to the specifications of the owner and/or their agents.
- This plot shows the public right of way of Industrial Parkway (now Queen City Park Road) to be 50 feet as documented in Volume 373, Page 757 in the City of Burlington Land Records.
- The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the deeds and in harmony with existing physical monumentation. Where conflicts between physical evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. The extent of the effect of adverse possession, if there is or was any, has been identified where known. To that extent, these plots of surveys may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plot of survey.
- Only deeds, plots, and plans of public record, which are properly indexed in the City of Burlington Land Records have been reviewed, examined and utilized for the purpose of this survey.
- The premises shown and described hereon remain subject to any existing easements, rights-of-way, restrictive components, zoning regulations, and/or setback lines whether or not they may be shown hereon or whether or not recorded in the public records. No investigation was made during the performance of the survey to discover evidence of the existence or any structures, which may indicate the location of buried utilities or buried pipelines on the premises. Buried utilities may or may not exist. Interested parties should investigate and verify the existence of utilities, if any. Governmental jurisdictional orders or negative easements, if any, which might affect the use of the premises, were not located. Only evidence of easements or structures thereto which are readily apparent from a casual above ground view of the premises are shown.
- No liability is assumed by the undersigned for any loss that may be associated with the existence of any easements or restrictions on the use of the property.
- This survey is certified to Zoo Holdings, LLC for the singular purpose of dissolving the common property line between Parcel C1 and Parcel 2 as shown hereon. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the purpose stated above.
- The location of utilities shown hereon in blue should be considered approximate, and are based on a best fit scan of a site plan by Champlain Consulting Engineers, dated 5/20/98. Copy provided by Civil Engineering Associates, Inc.

*REFER TO THE FOLLOWING PLATS PREPARED BY BUTTON PROFESSIONAL LAND SURVEYORS:

- "BOUNDARY LINE ADJUSTMENT, BLUE SKY ASSOCIATES, INDUSTRIAL PARKWAY, BURLINGTON, VT" DATED 08/06/2003 RECORDED IN SLIDE #396.
- "2 LOT SUBDIVISION PLAT, BLUE SKY ASSOCIATES, VOL.302, PG.344 & VOL.399, PG.692, INDUSTRIAL PARKWAY, BURLINGTON, VT" DATED 07/25/2003, LAST REVISED 08/10/2011 RECORDED IN SLIDE #471.

Approved by Resolution of the Planning Commission of the City of Burlington, Vermont, on the _____ day of _____, 2023, subject to all requirements and conditions of said approval. Signed this _____ day of _____, 2023.

City of Burlington
Received for Record
A.D. _____
at _____ o'clock _____ minutes _____ M
and recorded in _____
of _____
City Clerk

DATE	REVISION	DATE OF SURVEY	RECORD DRAWING	PRELIMINARY	DATE OF PLAT
7/25/03	☐ RECORD DRAWING	☐ FINAL	☐ SKETCH/CONCEPT	☐ PRELIMINARY	JUNE 8, 2023
SURVEYORS					
JH /CA/DG					
DRAWN					
CEA /AMD /JE					
CHECKED					
Closure					
LHA					
SCALE					
1"=80'					
20 Kimball Avenue Suite 102 South Burlington, VT 05403 802-863-1812 • 800-570-0685					
PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN ZOO HOLDINGS, LLC AND ZOO TOO, LLC FILE PLAT SHEET # 1 OF 1					

Information shown on this plat is to verify that a full and complete plat of the subject property, a collaboration of field, map and pertinent record evidence has been used in the preparation of this plat. A plat of the subject property is required by the Vermont Statute Title 27, Section 1443 (A) (iv) (2) (E) in the best fit of the field and record evidence.

LEONARD H. AMBLO
No. 693
Vermont Land Surveyor

Leonard H. Amblo, L.S., VT #693, NV #50435

Dated _____

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May 23, 2023

Department of Permitting and Inspections
Zoning Division 645 Pine Street Burlington, VT 05401

Re: Rhino Food Warehouse Addition, Landscape Concepts and Objectives



The primary objectives for the landscape of this site were as follows:

1. Screen the parking lot from Queen City Park Road

Screening of the parking lot was achieved using a mix of evergreen shrubs and tall ornamental grasses along the edge of the parking lot. These species mature to 4-6' tall. Small evergreen trees are sprinkled along the other side of the wetland to provide supplemental screening in the winter when grasses are dormant, and to brake up the edge of the wetland. Small install sizes are used on the steep slope to ensure proper establishment, and dwarf varieties are used to avoid interference with overhead electric lines.

2. Supplement screening of the development from the neighbors to the south-west

Evergreens trees are used along the southern property line, larger native species that will be installed larger are used where slopes and utilities allow. Tall shade trees are used along the edge of the drive to provide supplemental screening (and shading) in the summer.

3. Shade the parking lot

A mix of shade trees are used adjacent to the parking lot to provide shade. Larger trees are placed in the islands where they will have the most impact, while slightly smaller trees are placed along the edge where they can comfortably fit within the light poles.

4. Use appropriate species

All species selected are hardy to zone 4, drought tolerant, and non-invasive. Native species are used where possible, salt tolerant species are used where necessary. Disease resistant / trouble-free cultivars are specified to ensure long-term vitality. Available soil volume was also a consideration in species selection and placement.

If you should have any questions or comments, please do not hesitate to contact me.

Sincerely,

Ella Braco

Associate Landscape Architect
ebraco@wagnerhodgson.com

NO.	DESCRIPTION	DATE
1	City Permit Set	05.23.2023

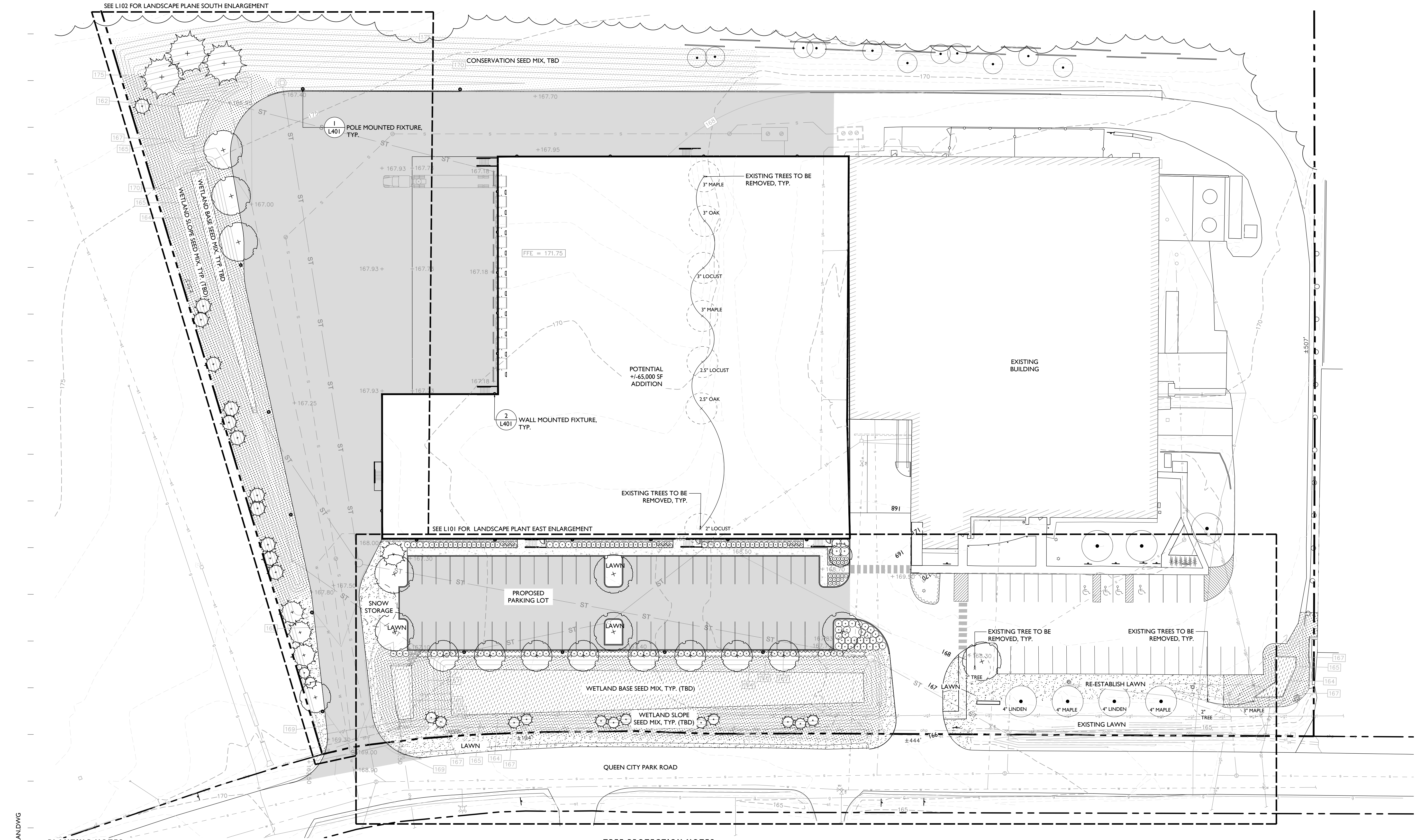
RHINO FOODS

179 QUEEN CITY PARK ROAD

LANDSCAPE KEY PLAN

JOB NO. 23-343
SCALE: 1"=30'
DRAWN BY: EB
DATE: 05.23.2023

L100

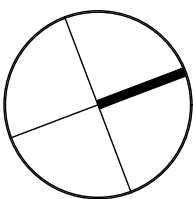


PLANTING NOTES

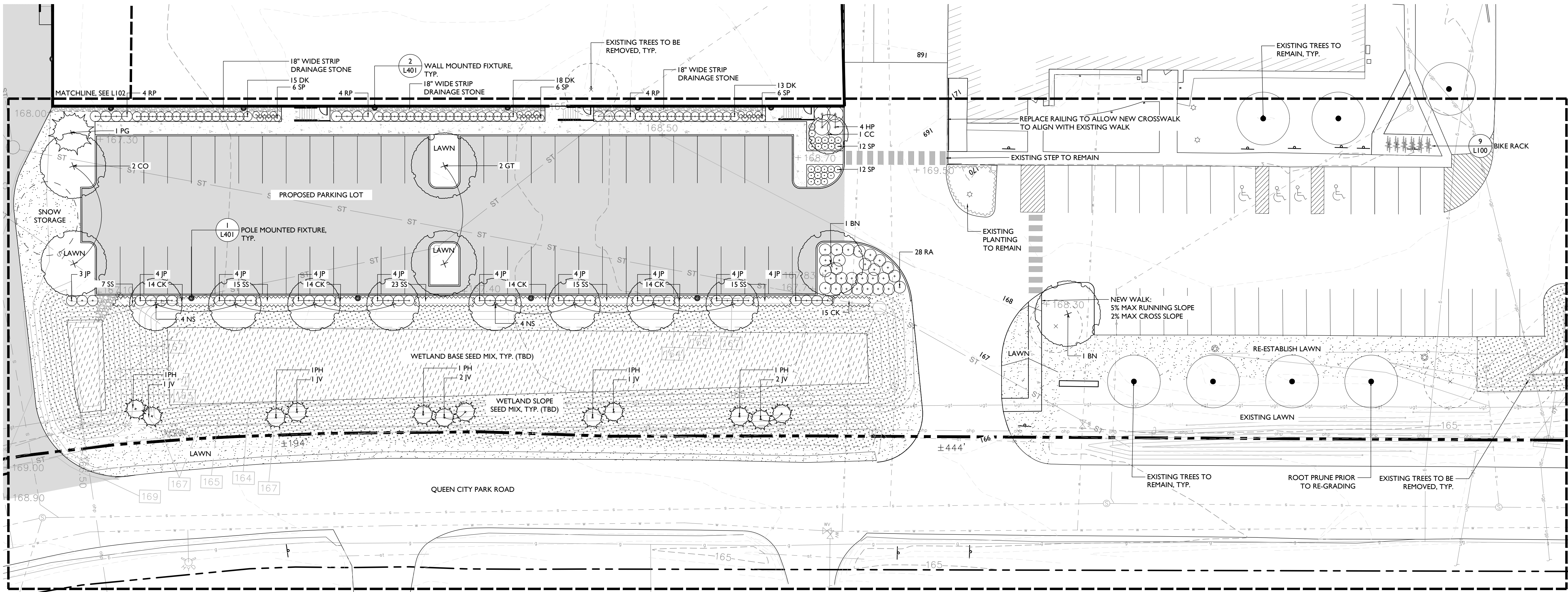
- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z.60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
- All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect. Mulch plant materials as shown on plan and details.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
- Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.

TREE PROTECTION NOTES

- Proposed methods, and schedule for effecting tree and plant protection shall be submitted for approval.
- Proposed methods, materials, and schedule for root pruning, construction pruning, and tree fertilization shall be submitted for approval.
- Certain specimen trees adjacent to construction areas and in other key locations will be identified by the Owner and the Architect, and marked with red tags. Loss of any of these trees will result in fines assessed at \$5,000 per tree. Damage to all other trees on the property will be assessed at the rate of \$500 per inch caliper of the tree. A fine of \$1,000 will be levied against the Contractor for each incident of construction inside tree protection areas.
- Damages to trees, shrubs, and other vegetation will be assessed by the Architect and Owner in accordance with the International Society of Arboriculture (ISA) Guide.
- Trees or roots visibly damaged will cause the Owner to withhold from the Contractor an assessed amount, conforming to the requirements stipulated above for a period of two years. After that period the impact of the damage to any tree will be assessed accordingly.
- If any trees or shrubs designated to be saved are damaged and replacement is required, a number and diameter of the replacement trees or shrubs shall equal the diameter of the tree or shrub to be replaced. The Contractor shall not be liable for any loss or damage which occurs while the Contractor is complying with instructions given by the Owner, Architect, or arborist working on the Project.
- The Contractor's attention is called to the fact that certain areas on the site exist as natural woodland spaces and are to remain as natural woodlands. Therefore, all construction operations must be performed in such a manner, which will preserve these existing natural environments as wood preserves.
- Designated areas of trees, understorey, and wildflowers are to remain untouched and unharmed.
- Clearly mark all clearing limits in the field and accompany Architect on a joint review of clearing limits before clearing operations have commenced. Limit of clearing is generally defined as the limit of grading.
- Galvanized chain link fencing, 4 feet high. Stakes for fencing shall be 8 feet galvanized steel posts, driven a minimum of 3 feet into the ground. Posts shall be spaced 10 feet on center maximum.
- Prior to start of demolition work and clearing and grubbing operations, tree protection fencing shall be installed in accordance with the following:
- Fencing shall be installed at the tree protection areas indicated on the Drawings.
- Fencing shall be installed a minimum of 15 feet beyond the drip line of the trees to be protected, unless otherwise approved by the Architect.
- Where construction will be in close proximity to existing trees designated to remain, roots shall be pruned. Proximity shall be as determined in the field by the Landscape Architect or Arborist.
- Suitable means for root pruning include: trenching, vibrating plow, and water jet pruning. Any method which tears roots or disturbs the soil beyond the grading limit is unacceptable.
- Trees to receive root pruning shall be reviewed by an arborist for canopy pruning, fertilization and trench backfill recommendations.
- Selective clearing within tree protection areas shall only be performed when and as directed by the Landscape Architect. Refer to Section 02115, selective clearing.
- Except as otherwise indicated or requested by Landscape Architect, temporary protection devices and facilities installed during course of the work shall be removed only after all work which may injure or damage trees and plants is completed.



30 0 30 60
SCALE OF FEET



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	INSTALLED SIZE	SPACING
TREES					
AF	1	Acer x freemanii 'Sienna' PP11,322	SIENNA GLEN® MAPLE	2.5" CAL	AS SHOWN
BN	2	Betula nigra 'Cully' Heritage®	HERITAGE RIVER BIRCH	2.5" CAL	AS SHOWN
CO	2	Celtis occidentalis 'Prairie Pride'	PRARIE PRIDE HACKBERRY	2.5" CAL	AS SHOWN
CC	1	Cercis canadensis 'MN Strain'	NORTHERN STRAIN REDBUD	2.5" CAL	AS SHOWN
GT	2	Gleditsia triacanthos inermis 'Halka'	HALKA HONEYLOCUST	2.5" CAL	AS SHOWN
JV	16	Juniperus virginiana 'Emerald Sentinel'	EASTERN RED CEDAR	15 GAL	8-12' O.C.
PA	3	Picea abies	NORWAY SPRUCE	8' HT.	AS SHOWN
PG	4	Picea glauca	WHITE SPRUCE	7' HT.	AS SHOWN
PH	10	Picea glauca 'Hudsonii'	HUDSON WHITE SPRUCE	15 GAL	8-12' O.C.
NS	8	Nyssa sylvatica	BLACK TUPELO	2.5" CAL	30' O.C.
UT	3	Ulmus 'Morton Glossy'	TRIUMPH™ ELM	2.5" CAL	30' O.C.
52					
SHRUBS					
DK	46	Diervilla x Kodiak® Orange	KODIAK ORANGE BUSH HONEYSUCKLE	3 GAL	4' O.C.
HP	4	Hydrangea paniculata 'Little Quick Fire'	LITTLE QUICK FIRE HYDRANGEA	5 GAL	5' O.C.
JP	39	Juniperus x pfitzeriana 'Sea Green'	SEA GREEN JUNIPER	5 GAL	4' O.C.
RP	12	Rhododendron P.J.M. 'Aglo'	AGLO RHODODENDRON	3 GAL	4' O.C.
RA	28	Rhus aromatica 'Gro-low'	GROW-LOW SUMAC	2 GAL	4' O.C.
SP	42	Spiraea betulifolia	BIRCHLEAF SPIREA	2 GAL	30" O.C.
SY	9	Syringa 'Bloomerang'	BLOOMERANG LILAC	5 GAL	5' O.C.
PERENNIALS, GRASSES, & GROUND COVER					
CK	71	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS	1 GAL	24" O.C.
MS	75	Schizanthus scoparium 'The Blues'	LITTLE BLUESTEM	1 GAL	24" O.C.

PLANTING NOTES

- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species due to excessive pruning, dieback or other reasons.
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
- All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect.
- Mulch plant materials as shown on plan and details.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
- Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.

TREE PROTECTION NOTES

- Proposed methods, and schedule for effecting tree and plant protection shall be submitted for approval.
- Proposed methods, materials, and schedule for root pruning, construction pruning, and tree fertilization shall be submitted for approval.
- Certain specimen trees adjacent to construction areas and in other key locations will be identified by the Owner and the Architect, and marked with red tags. Loss of any of these trees will result in fines assessed at \$5,000 per tree. Damage to all other trees on the property will be assessed at the rate of \$500 per inch caliper of the tree. A fine of \$1,000 will be levied against the Contractor for each incident of construction inside tree protection areas.
- Damages to trees, shrubs, and other vegetation will be assessed by the Architect and Owner in accordance with the International Society of Arboriculture (ISA) Guide.
- Trees or roots visibly damaged will cause the Owner to withhold from the Contractor an assessed amount, conforming to the requirements stipulated above for a period of two years. After that period the impact of the damaged to any tree will be assessed accordingly.
- If any trees or shrubs designated to be saved are damaged and replacement is required, a number and diameter of trees or shrubs of the same species and variety, as specified by the Owner and Architect, shall be furnished and planted by the Contractor. The total inch diameter of the replacement trees or shrubs shall equal the diameter of the tree or shrub to be replaced. The Contractor shall not be liable for any loss or damage which occurs while the Contractor is complying with instructions given by the Owner, Architect, or arborist working on the Project.
- The Contractor's attention is called to the fact that certain areas on the site exist as natural woodland spaces and are to remain as natural woodlands. Therefore, all construction operations must be performed in such a manner, which will preserve these existing natural environments as wood preserves.
- Designated areas of trees, understory, and wildflowers are to remain untouched and unharmed.
- Clearly mark all clearing limits in the field and accompany Architect on a joint review of clearing limits before clearing operations have commenced. Limit of clearing is generally defined as the limit of grading.
- Galvanized chain link fencing, 4 feet high. Stakes for fencing shall be 8 feet galvanized steel posts, driven a minimum of 3 feet into the ground. Posts shall be spaced 10 feet on center maximum.
- Prior to start of demolition work and clearing and grubbing operations, tree protection fencing shall be installed in accordance with the following:
- Fencing shall be installed at the tree protection areas indicated on the Drawings.
- Fencing shall be installed a minimum of 15 feet beyond the drip line of the trees to be protected, unless otherwise approved by the Architect.
- Where construction will be in close proximity to existing trees designated to remain, roots shall be pruned. Proximity shall be as determined in the field by the Landscape Architect or Arborist.
- Suitable means for root pruning include: trenching, vibrating plow, and water jet pruning. Any method which tears roots or disturbs the soil beyond the grading limit is unacceptable.
- Trees to receive root pruning shall be reviewed by an arborist for canopy pruning, fertilization and trench backfill recommendations.
- Selective clearing within tree protection areas shall only be performed when and as directed by the Landscape Architect. Refer to Section 02115, selective clearing.
- Except as otherwise indicated or requested by Landscape Architect, temporary protection devices and facilities installed during course of the work shall be removed only after all work which may injure or damage trees and plants is completed.

NO.	DESCRIPTION	DATE
1	City Permit Set	05.23.2023

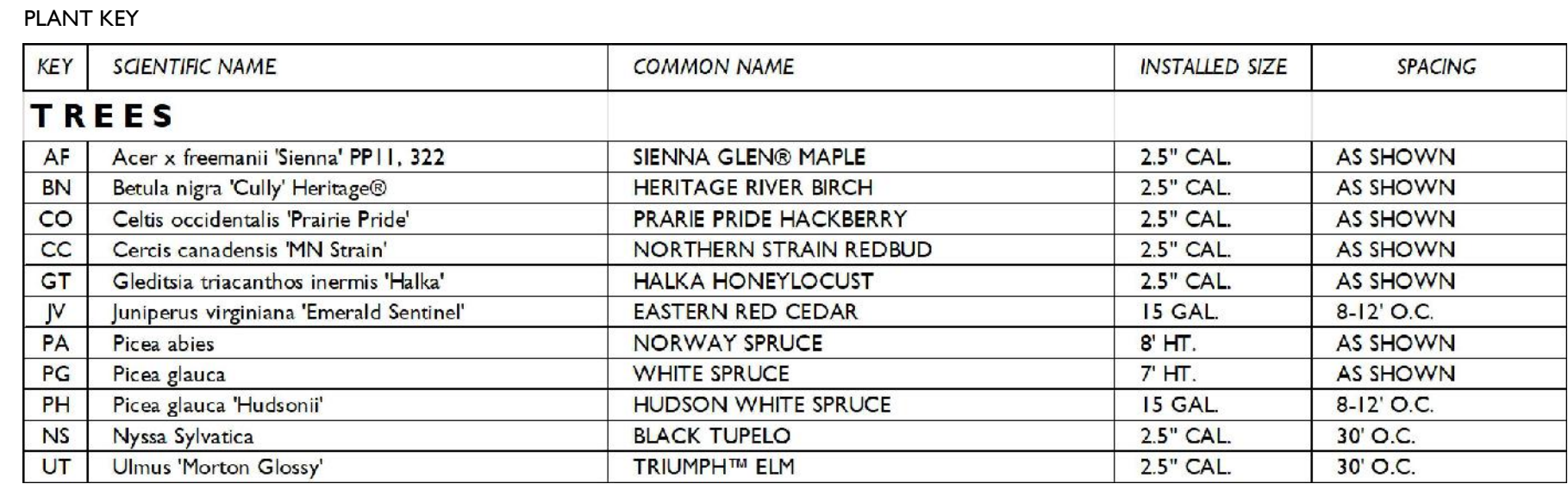
RHINO FOODS

179 QUEEN CITY PARK ROAD

LANDSCAPE PLAN - EAST ENLARGEMENT

JOB NO. 23-343
SCALE: 1"=20'
DRAWN BY: EB
DATE: 05.23.2023

L101



TREE PROTECTION NOTES

-

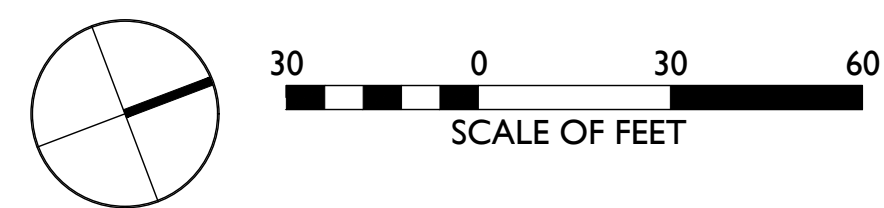


RHINO FOODS
179 QUEEN CITY PARK ROAD

JOB NO. 23-343
SCALE: 1"=30'
DRAWN BY: EB
DATE: 05.23.2023

L200

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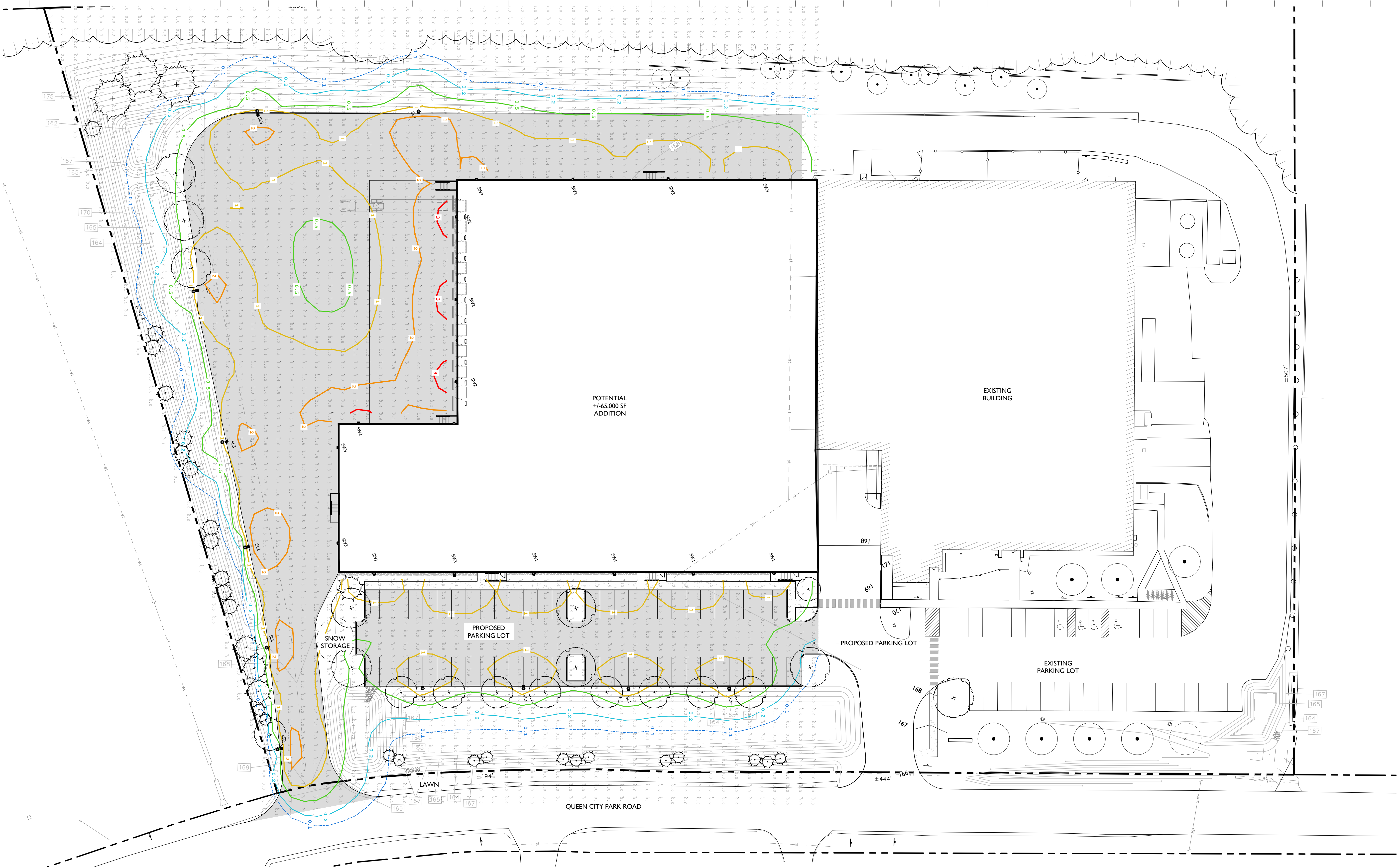
NO.	DESCRIPTION	DATE
I	City Permit Set	05.23.2023

RHINO FOODS
179 QUEEN CITY PARK ROAD

PHOTOMETRIC PLAN

JOB NO. 23-343
SCALE: 1"=30'
DRAWN BY: EB
DATE: 05.23.2023

L300

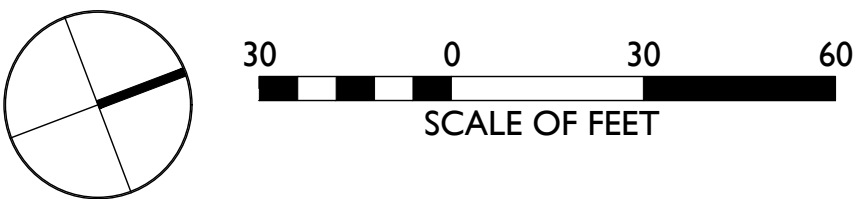


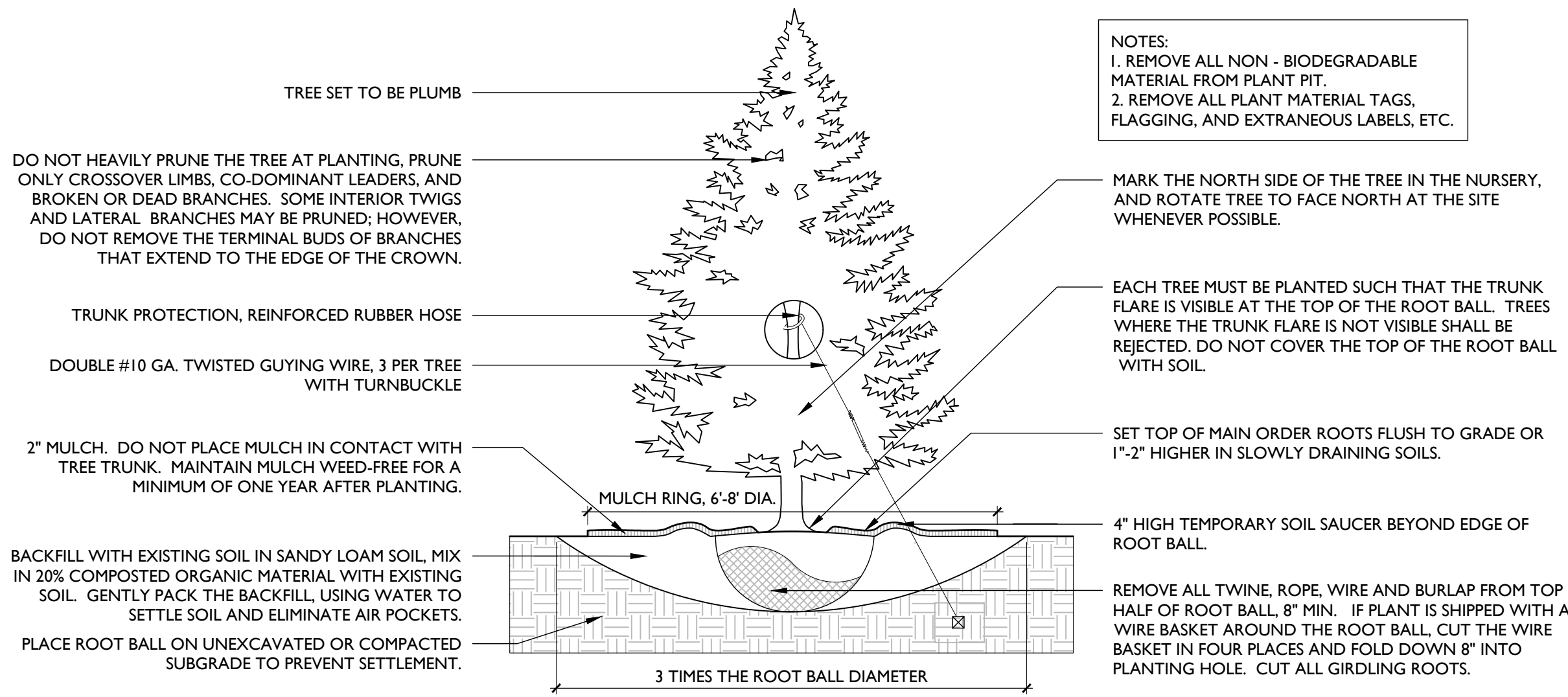
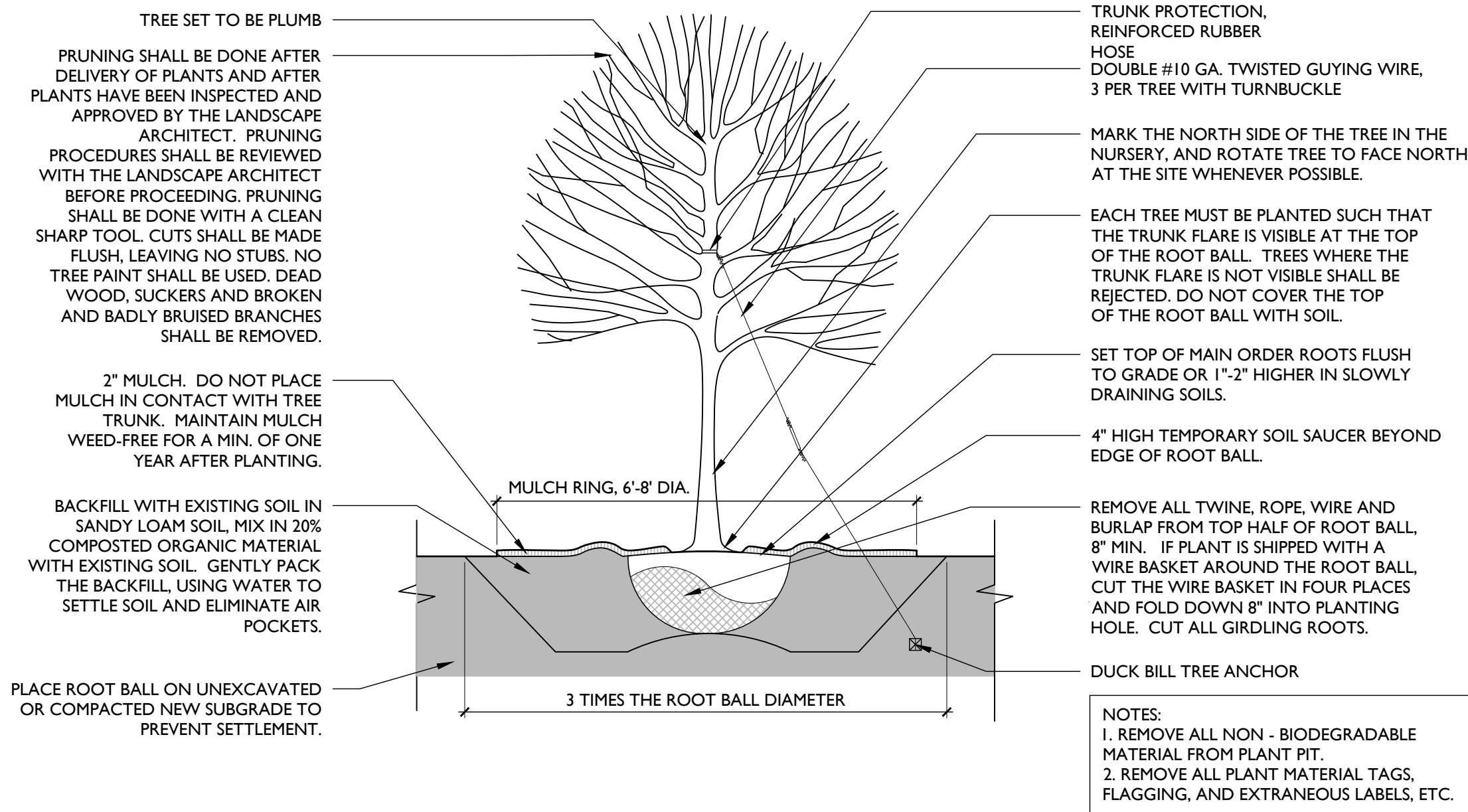
APEX LIGHTING SOLUTIONS
DATE: 5/18/2023
REFLECTANCES: NONE USED
WORKPLANE: @ GRADE

Luminaire Schedule					
Qty	Label	Wattage	Luminaire Lumens	LLF	Description
4	SL1	22.53333	3527	0.900	GARDCO OPF-S-P02-830-T4M-AR1-UNV-BL50-L2-FINISH Mounted to SRA-CA-4-188-18-D1-DTX-FINISH w/Optical Center @ ~18ft AFG
3	SL2	41.88	4316	0.900	GARDCO OPF-S-A01-830-BLC-AR1-UNV-BL50-L2-FINISH Mounted to SRA-CA-4-188-18-D1-DTX-FINISH w/Optical Center @ ~18ft AFG
4	SL3	92.84	9175	0.900	GARDCO OPF-M-A09-830-T4W-AR1-UNV-BL50-L3-FINISH-HIS Mounted to TRA-CA-6/4-188-25-D1-DX-FINISH w/Optical Center @ ~25ft AFG
6	SW1	22.2	2382	0.900	GARDCO 121-16L-400-WW-G4-3-UNV-BL-IMR13-FINISH Mounted to Structure @ 18ft AFG
4	SW2	70.2	7732	0.900	GARDCO 121-32L-700-WW-G4-4-UNV-BL-IMR13-FINISH Mounted to Structure @ 20ft AFG
6	SW3	38.4	3785	0.900	GARDCO 121-16L-700-WW-G4-3-UNV-BL-IMR13-FINISH Mounted to Structure @ 20ft AFG

Calculation Summary						
Label	Grid Height	Avg - FC	Max - FC	Min - FC	Avg/Min	Max/Min
NEW FRONT PARKING LOT		0.93	1.4	0.2	4.65	7.00
REAR DRIVE		1.08	2.1	0.3	3.60	7.00
TRUCK ENTRANCE		1.64	2.5	0.6	2.73	4.17
TRUCK YARD & LOADING		1.43	3.4	0.3	4.77	11.33

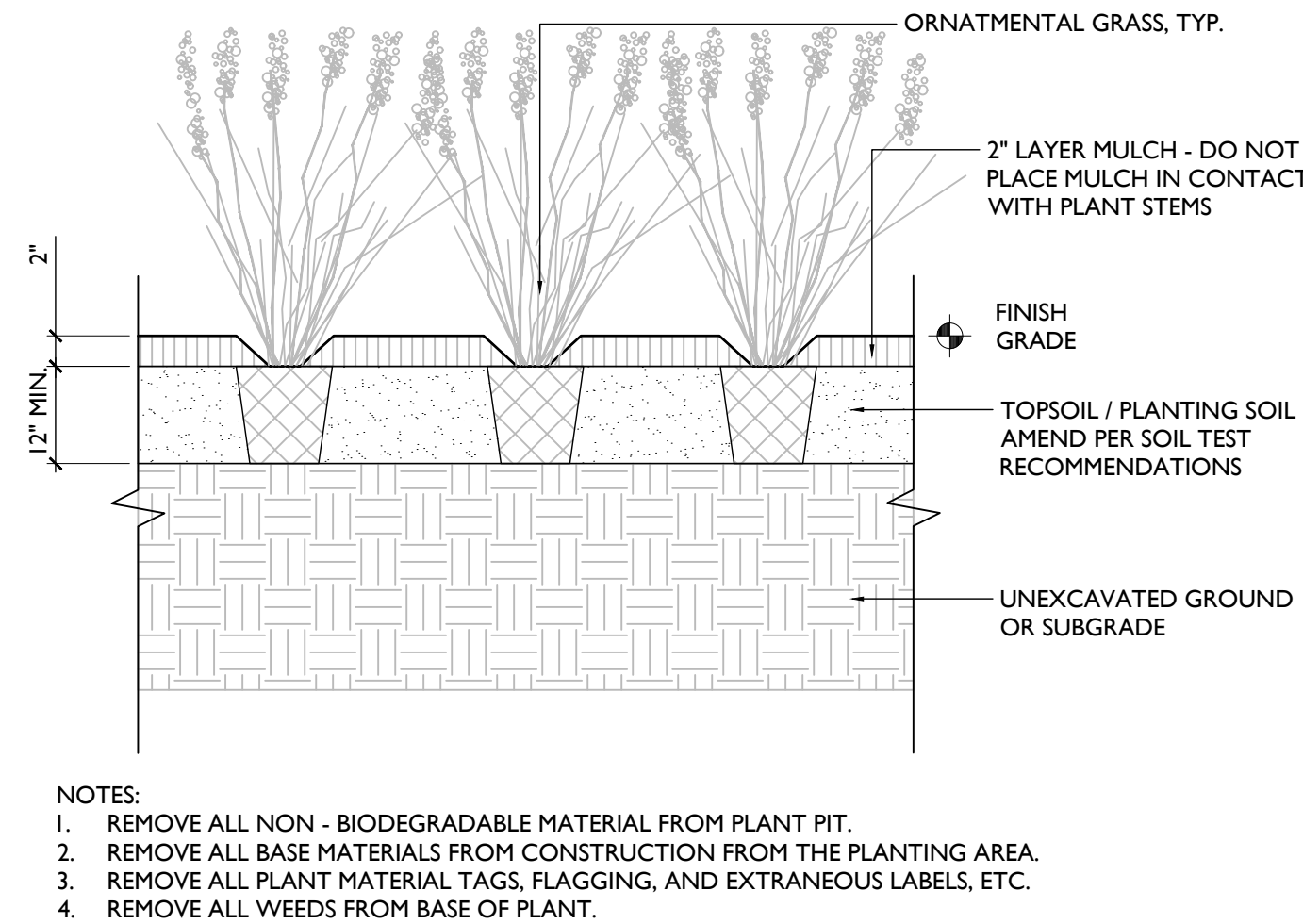
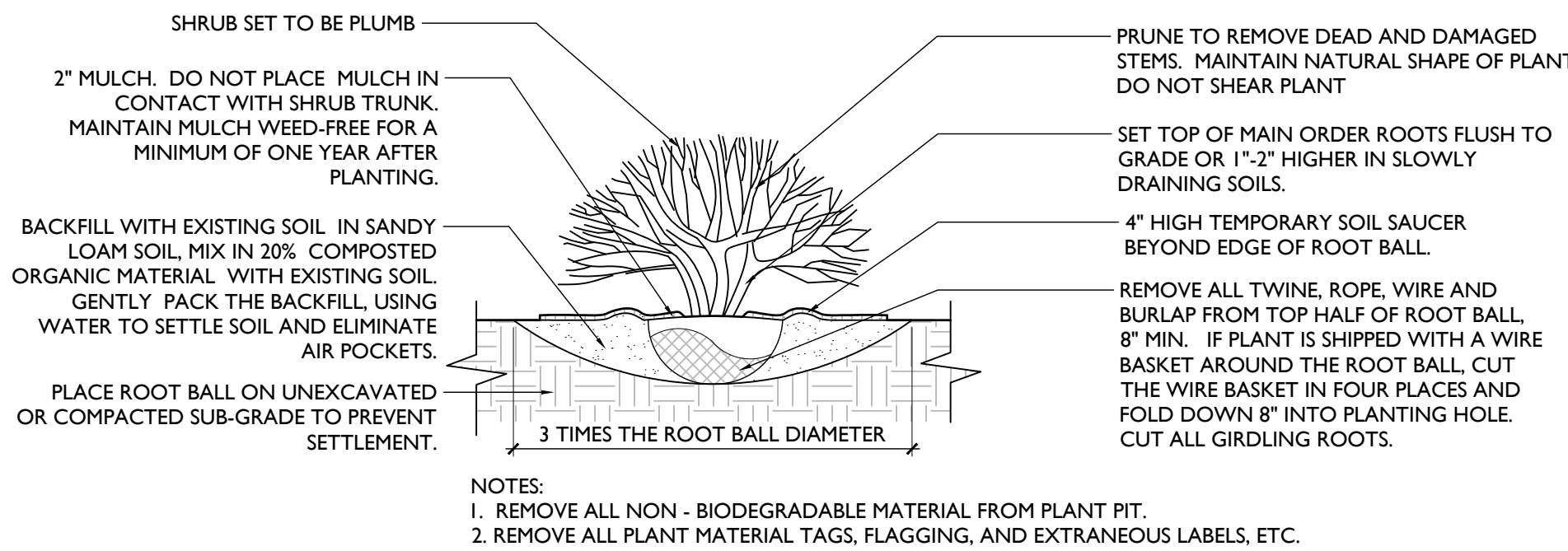
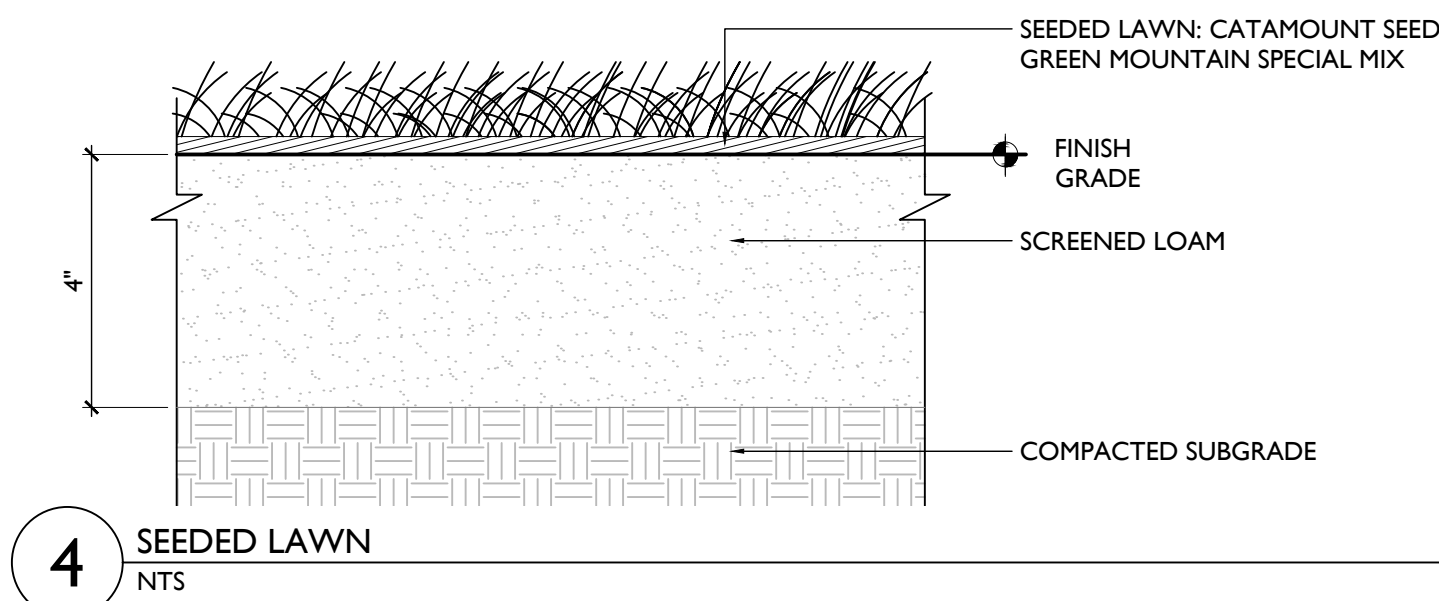
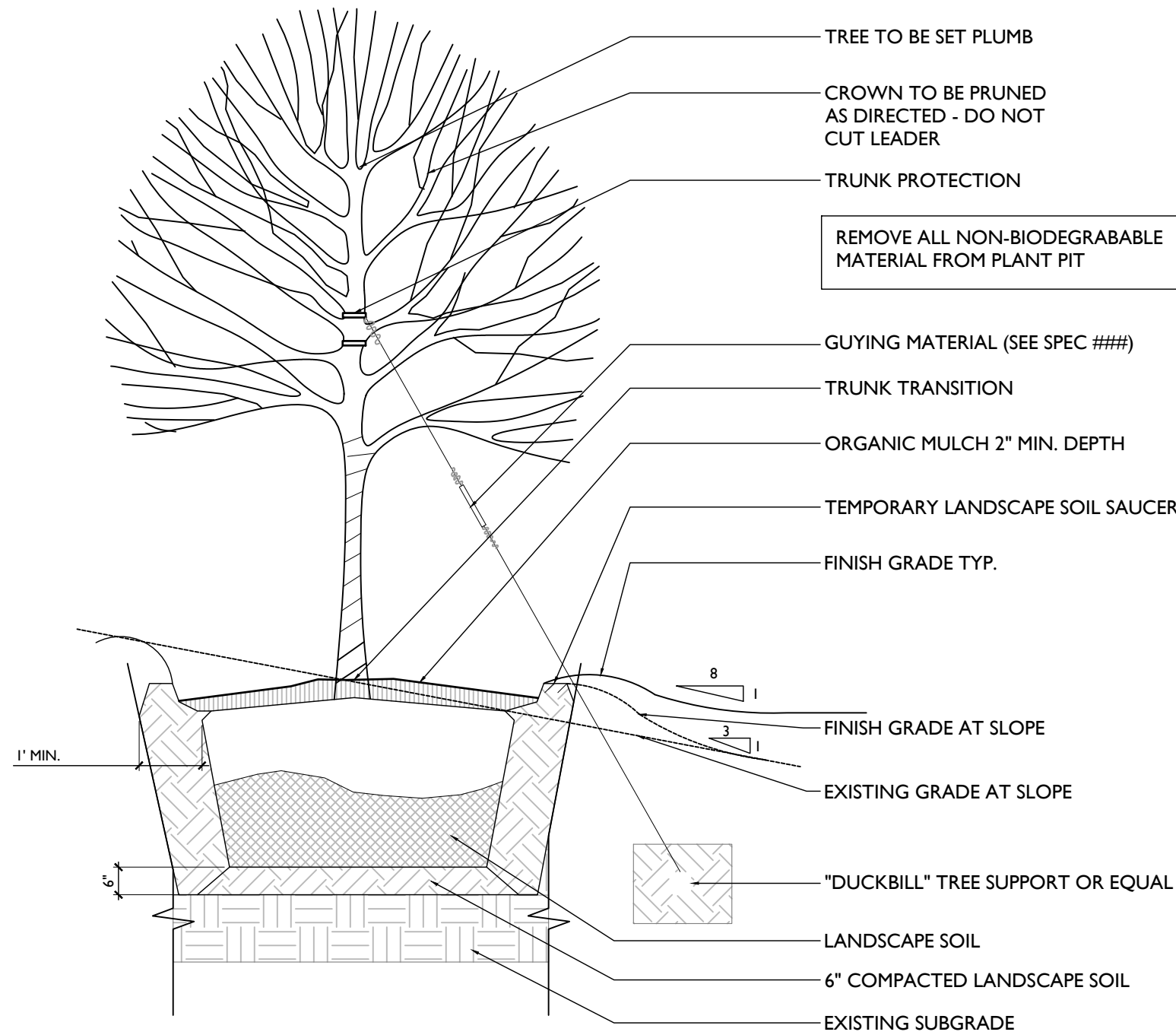
GENERAL DISCLAIMER:
Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
* LLF Determined Using Current Published Lamp Data
NOTE TO REVIEWER:
Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.
For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.





1 DECIDUOUS TREE PLANTING
NTS

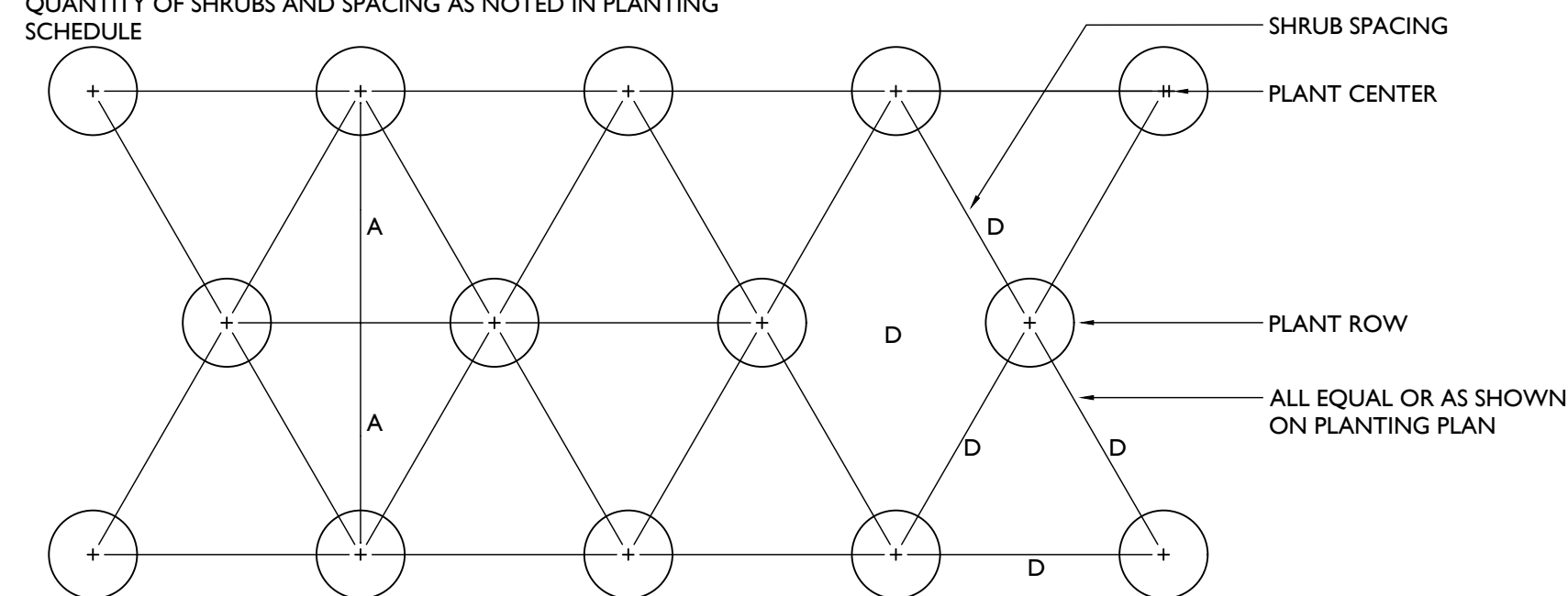
2 EVERGREEN TREE PLANTING
NTS



3 DECIDUOUS TREE PLANTED ON SLOPE
NTS

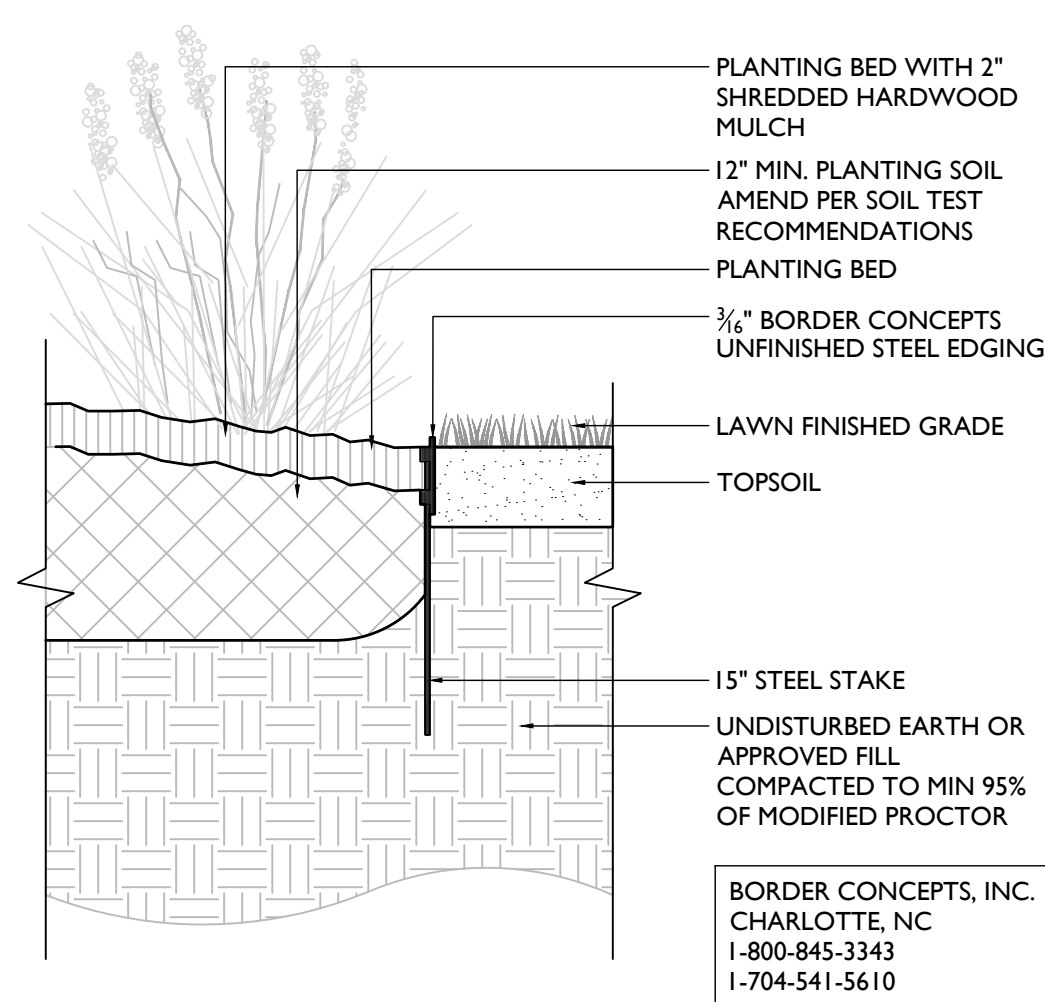
SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ.FT.
48" O.C.	41.52"	0.07
36" O.C.	31.20"	0.12
24" O.C.	20.76"	0.28
18" O.C.	15.59"	.5
12" O.C.	10.39"	1.15

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



7 PLANT SPACING DIAGRAM
NTS

5 SHRUB PLANTING
NTS



8 STEEL EDGING
1" = 1'-0"

9 BIKE RACK
NTS



NO.	DESCRIPTION	DATE
1	City Permit Set	05.23.2023

RHINO FOODS
179 QUEEN CITY PARK ROAD

LANDSCAPE DETAILS

JOB NO. 23-343
SCALE: AS NOTED
DRAWN BY: EB
DATE: 05.09.2023

L400

Site and Area
OptiForm
OPF-S Small

Project:	
Location:	
Cell No:	
Type:	
Lamps:	Qty:
Notes:	

example: OPE-S-A01-840-T4M-AR1-120-BL50-L3-BZ

[illegible]

- 480V].
 Suitable for lumen packages P03-P08, HVJ [347-480V]
 packages P06-P09 & A04-A07.
 Suitable for lumen packages P04-P09.
 Inner: GRDR, FAW5, FS1, FS2, OMSR, DLEA, DL50
 (P1-P08) available only with T2M, T3M, T4M, and T5M
 are non-rotatable.
 recommended for retrofit applications.



 by @ignify	Site and Area
	OptiForm
	OPF-S Small

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

example: QPF-S-A01-B40-T4M-A01-120-BL50-L3-B1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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- 01-P09) available only with T2M, T3M, T4M, and T5M
are non-rotatable.
recommended for retrofit applications.

Project:	
Location:	
Cat.No:	
Type:	
Lemps:	Qty:
Notes:	

example: OPF-M-A08-840-T4M-AR1-240-BL60-L3-B

100%

- recommended for retrofit applications



Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

example: 121-32L-700-NW-G4-3-120-BL-IMR12-BZ

[illegible]

- ⁴ Not available with other dimming control options.
- ⁵ Not available with motion sensor.
- ⁶ Not available with photocontrol.
- ⁷ Not available in 347 or 480V.
- ⁸ Must specify input voltage.
- ⁹ Available with two modules (32L) at 530mA.
- ¹⁰ Not available with DD, DCC, and FAWS dimming control options.
- ¹¹ Must specify a motion sensor lens.
- ¹² Not available with DCC, FAWS, and LLC.

The image shows the Gardco LED wall sconce, a modern, curved, and adjustable light fixture. To the left of the product is the Gardco logo, which consists of a stylized 'G' icon followed by the text 'GARDCO by @ignify'. To the right of the product is a small circular icon with the text 'LED' inside, indicating the light source. The product is shown in a dark, possibly black or dark grey, finish.

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

example: 121-32L-700-NW-G4-3-120-BL-IMRI2-B3

[illegible]

- ⁹ Available with two modules (32L) at 530mA.
¹⁰ Not available with DD, DCC, and FAWS dimming control options.
¹¹ Must specify a motion sensor lens.
¹² Not available with DCC, FAWS, and LLC.

GARDCO by	Wall Mount	
	LED wall sconce	
	121	

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

example: 121-321-700-NW-G4-3-120-B1-IMR12-B1

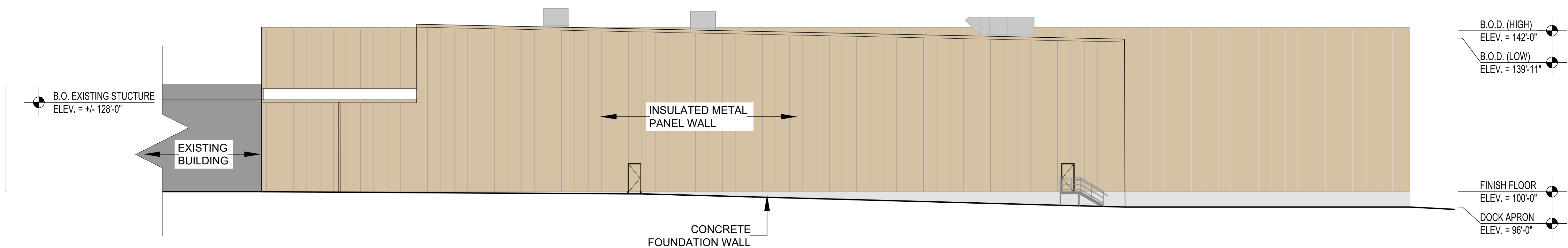
[illegible]

- ⁴ Not available with other dimming control options.
- ⁵ Not available with motion sensor.
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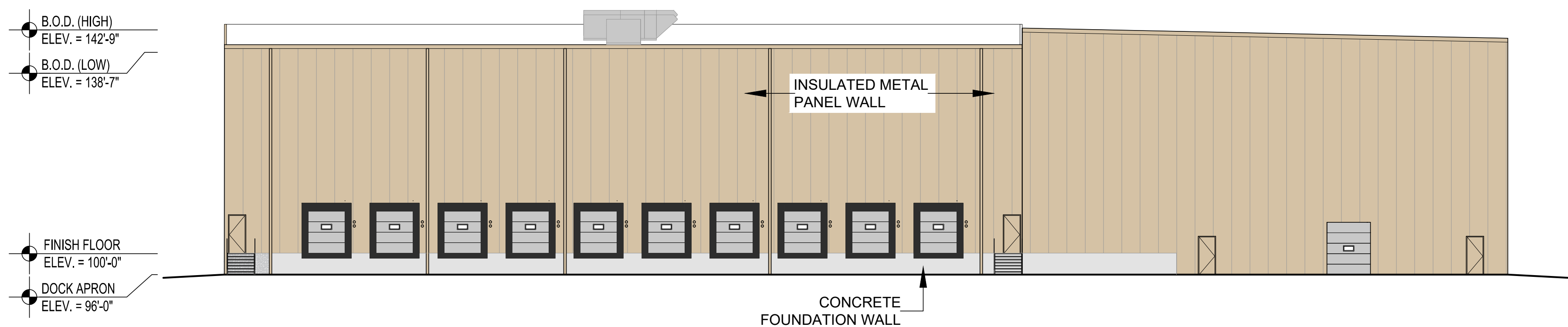
LANDSCAPE ARCHITECTURE
VT802.864.0010 NY518.567.1791 wagnerhodgson.com

179 QUEEN CITY PARK ROAD

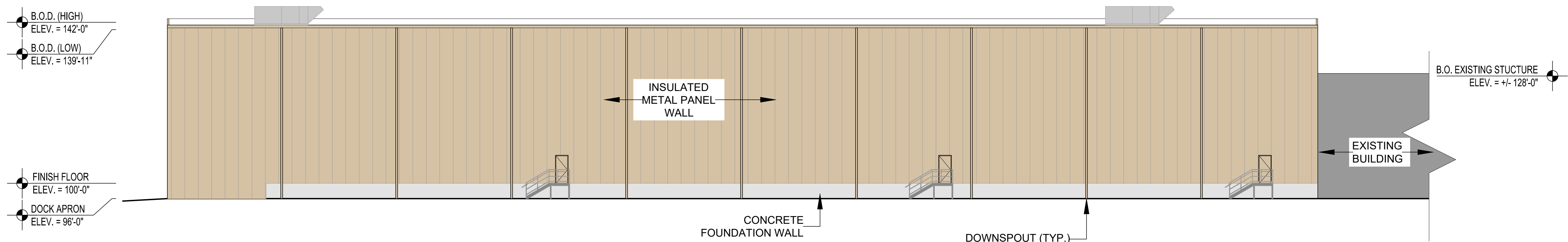
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A WEST ELEVATION
SCALE: 1/16" = 1'-0"



B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



C EAST ELEVATION
SCALE: 1/16" = 1'-0"

Disclaimer
This drawing as prepared by Food Tech, INC. is schematic and conceptual in nature. It is intended to illustrate the Owner's operational requirements and is NOT FOR CONSTRUCTION, permitting or approvals from local authorities. The scale of this drawing may be distorted due to electronic transmission and reproduction. Confirmation of field dimensions and existing conditions is advised. This drawing is the property of Food Tech, INC. and shall not be reproduced or reused without our written approval.

PLANNING STUDY FOR:
RHINO FOODS
179 QUEEN CITY RD
BURLINGTON, VT 05401

PROPOSED
BUILDING ELEVATIONS

Food Tech
An EMCOR Company
200 LEDGEWOOD PL., STE 200, ROCKLAND, MA 02370
Tel: (781) 281-9700
foodtech.com

DATE: 2-20-23
DESIGNED BY: FTI
DRAWN BY: AMD
CHECKED BY: NS

DRAWING NO.

A4.1

102209





S2000 Ultra Dock Shelter

Product Specifications



DESIGN HIGHLIGHTS

- Impactable foam-filled side members
- Roll-formed galvanized steel framing
- Fiberglass stays in side/head curtains
- Translucent head member transmits light
- Raked header for moisture run-off
- Foam filled draft pads
- Full range of colors and fabrics

APPLICATION DATA

Door width: _____ ft. _____ in.

Door height: _____ ft. _____ in.

Dock height: _____ ft. _____ in.

Bumper protection*: _____ in.

(*Includes bumper projection and any building wall/foundation offset or cantilever)

TRUCKS AND TRAILERS SERVICED

Width: _____ Max. _____ Min.

Height: _____ Max. _____ Min.

Length: _____ Max. _____ Min.

Hydraulic tailgate: ☐ Yes ☐ No

Tailgate/step section size: _____ in

Rear step section: ☐ Yes ☐ No

Yard jockeys: ☐ Yes ☐ No

PROJECT INFORMATION

JOB NAME _____

ADDRESS _____

GENERAL CONTRACTOR _____

DISTRIBUTOR _____

MODEL _____ QUANTITY _____

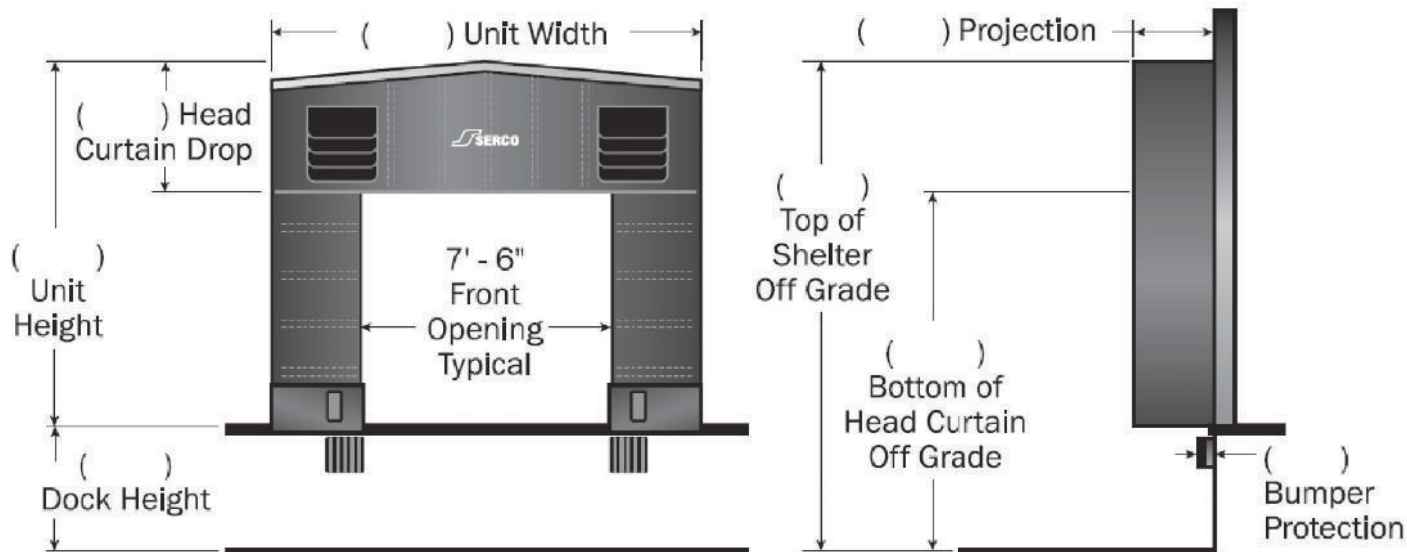
CERTIFIED FOR CONSTRUCTION

BY _____

COMPANY _____

ADDRESS _____

DATE _____



Quantity _____ Drive Approach: ☐ Level ☐ Incline ☐ Decline ☐ _____ % of grade

Building Wall Structure: ☐ Metal ☐ Other

Unit Width: ☐ 11'6" ☐ 12' ☐ 12'6"

Unit Height: ☐ 11' ☐ 11'6" ☐ 12' ☐ 12'6"

Head Member Style: ☐ Raked ☐ Flat

Curtain Material: ☐ 22 oz. vinyl ☐ 40 oz. vinyl ☐ XL-100

Color: ☐ Black ☐ Tan ☐ Brown ☐ Blue ☐ Green

Head Curtain Drop: ☐ 30" ☐ 36" ☐ 42" ☐ 48" ☐ 54" ☐ _____"

Tapered: ☐ Yes ☐ No

Top Projection: ☐ 18" ☐ 20" ☐ 22" ☐ 24" ☐ 26" ☐ 28" ☐ 30" ☐ 36" ☐ 42" ☐ _____"

Bottom Projection: ☐ 18" ☐ 20" ☐ 22" ☐ 24" ☐ 26" ☐ 28" ☐ 30" ☐ 36" ☐ 42"

Options: ☐ Door numbers ☐ Full length guide stripes ☐ Pull rope Assy

*Note: Consult factory for blackout application assistance.

*Conversions: To convert measurements to metric, see formulas below:

Inches x 25.4 = millimeters (Example: 4" x 25.4 = 101.6 mm)

Feet x .3048 = meters (Example: 12' x .3048 = 3.66 m)



Serco
1612 Hutton Drive, Suite 140
Carrollton, TX 75006
800.933.4834
www.sercodockproducts.com

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Features & Benefits

- Highly efficient and flexible insulated metal panel design is ideal for commercial, industrial and controlled environment applications
- Provides long-term thermal, moisture and vapor transmission performance
- Panel joinery is designed to permit installation of the panel vertically or horizontally
- Composite panel simplifies design, reduces complexity, improves efficiency and reduces installation costs
- Single component wall design includes exterior aesthetic, weather barrier, insulation and vapor barrier



Product Specifications

Profile	Exterior	Embossed, Lightly Planked, Mesa Rib					
	Interior	Embossed, Lightly Planked, Mesa Rib					
Exterior Face Skin	26 Gauge G90/AZ50, Optional Gauges: 24 and 22 G90/AZ50, 26 304 2B Stainless Steel*						
Interior Face Skin	26 Gauge G90/AZ50, Optional Gauges: 24 and 22 G90/AZ50, 26 304 2B Stainless Steel						
Panel Module**	40"[1016mm]						
Lengths**	Minimum: 8'[2.44m], Maximum: 50'[15.24m]						
Side Lap	Double Tongue and Groove						
Thermal Performance†							
Thickness	2"[51mm]	2.5"[64mm]	3"[76mm]	4"[102mm]	5"[127mm]	6"[152mm]	8"[203mm]
R-Value @ 75°F mean (°F·ft2·h/BTU)	14	18	21	28	36	43	57
U-Value @ 75°F mean (BTU/°F·ft2·h)	0.069	0.056	0.046	0.035	0.028	0.023	0.017
R-Value @ 35°F mean (°F·ft2·h/BTU)	16	20	24	32	41	49	65
U-Value @ 35°F mean (BTU/°F·ft2·h)	0.061	0.049	0.041	0.031	0.024	0.020	0.015

* For interior applications only

** Contact AWIP for Custom Sizes

† Thermal values as tested per ASTM C518

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All Weather
Insulated Panels

Testing & Approvals

Category	Test	Test Title	Results
Fire	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	Passed: Class 1 Fire Rating of Building Panels or Interior Finish Material
	ASTM E84	Surface Burning Characteristics of Building Materials	Flame Spread Index: 25 or less Smoke Developed Index: 450 or less
	NFPA 285	Evaluation of Fire Propagation Characteristics of Exterior Non-Load Bearing Wall Assemblies	Passed
	NFPA 286	Room Fire Growth for Wall and Ceiling Interior	Passed Maximum 6"[152mm] thickness
	NFPA 268	Standard Test Method for Determining Ignitability of Exterior Wall Assemblies Using a Radiant Heat Energy Source	Assembly tested meets the requirements of the standard
Water Penetration	ASTM E331	Water Penetration of Exterior Windows, Skylights, Doors and Curtain Walls by Uniform Static Air Pressure Difference	No uncontrolled water penetration at 20 PSF differential pressure for a duration of 2-hours
Air Infiltration	ASTM E283	Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors	<0.01 CFM/ft ² of Panel Area at 20 PSF
Structural	FM 4881	Class 1 Exterior Wall Systems	See FM Approval Guide or contact Technical Services Minimum 2.5"[64mm] thickness
	ASTM E72	Standard Test Methods of Conducting Strength Tests of Panels for Building Construction	See Span Tables
	ASTM E1592	Structural Performance for Sheet Metal and Sidings Systems by Uniform Static Air Pressure Difference	See Span Tables
Thermal	ASTM C518	Steady-State Thermal Transmission	Nominal R-value of 7.2 [hr·ft ² ·°F/Btu] per inch at 75°F mean temperature and 8.2 [hr·ft ² ·°F/Btu] per inch at 35°F mean temperature
Code Approvals	FBC	Florida Building Code	FL15060
	Miami-Dade NOA	Florida Building Code	NOA No. 19-0124.03
	LARR	Los Angeles Building Code	LARR No. 25697 / IAPMO ER-301
	IAPMO	Various Building Codes	ER-301



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THERMOSPAN® 200

INSULATED SECTIONAL STEEL DOORS



PREMIUM THERMAL EFFICIENCY AND LOW MAINTENANCE

Wayne Dalton's Thermospan® 200 provides premium thermal efficiency and low maintenance costs, resulting in a door that costs less to own.

Thermospan® 200 are the only doors in the industry with patented, roll-formed integral struts on each section, making them the most rigid doors available.

- » PREMIUM THERMAL QUALITIES
R-VALUE: 17.50, U-VALUE: 0.057
THERMAL BREAK
- » 2 INTEGRAL STEEL STRUTS PER
SECTION FOR SUPERIOR
STRENGTH AND RIGIDITY
- » STANDARD SIZES UP TO 32'1"
HIGH AND 40'2" WIDE
- » CFC AND HCFC FREE - FULLY
ENCAPSULATED INSULATION

THERMOSPAN® 200

STANDARD FEATURES OVERVIEW

THERMAL EFFICIENCY

R-VALUE*	17.50 (3.09 W/Msq)
U-VALUE*	0.057 (.324 W/Msq)
THERMAL BREAK	Thermoplastic adhesive with rubber seal
AIR INFILTRATION	0.17 cfm/ft2

CONSTRUCTION

SECTION THICKNESS	2" (51 mm)
INTEGRAL STRUTS	Two 1-3/4" struts per section for strength and rigidity
MAX HEIGHT	32'1" (9,779 mm)
MAX WIDTH	40'2" (12,243 mm)
EXTERIOR STEEL	.015" (.35 mm)
INTERIOR PER SECTION	Roll formed with two 1-3/4" integral struts sealed with polypropylene rib caps
STANDARD SPRINGS	10,000 cycle
INTERIOR COLOR	White
EXTERIOR COLOR	White, Tan, Brown

CODES AND ASTM STANDARD CLASS

STC (ASTM E 413)	Class 22
OITC (ASTM E 1332)	Class 19
ASTM E 84	Class A
UBC 17-5	Meets
ASTM D 1929	Flash ignition = 734° F, Self ignition = 950° F

WARRANTY

TERMS	Ten (10) years against cracking, splitting, rust deterioration and delamination. One (1) year against defects in material and workmanship
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OPTIONS

- Pass door
- Vision lites
- Aluminum full-view sections
- Chain hoist operation
- Motor operation
- Sensing edges
- Photo eyes
- High cycle spring (25k, 50k, 100k)
- 3" Track option
- Solid shafts
- Perimeter weatherseal
- Special track designs
- Mullions

*Wayne Dalton uses a calculated door section R-value and U-value for our insulated doors.

For those who make thermal efficiency, durability and strength a high priority, the Thermospan® 200 is the ideal choice in sectional doors.

Wayne Dalton's Thermospan® 200 features an innovative thermal break that keeps the interior skin at room temperature, preventing condensation and frost to help resist corrosion. Flexible vinyl bulb seal and non-corrosive polymer retainer prevent water and air infiltration at the bottom of the door.

MATERIALS AND CONSTRUCTION

Continuous foamed-in-place polyurethane insulation and a non-conductive thermal break between the inner and outer skins combine to provide an R-value of 17.50 and a U-value of .057.

Features two patented 1-3/4" integral roll-formed struts per section providing the highest strength-to-weight ratio.

Virtually maintenance free due to the hot-dipped galvanized steel that is factory finished with pre-painted primer and baked on finish.

Reinforcement plates are located at all hardware attachment locations. Industry standard commercial-grade, heavy-duty, hardware also contribute to the long service life of Thermospan® 200.

FINISH OPTIONS



White embossed stucco



Tan embossed stucco



Brown embossed stucco



Thermospan® 200 is available with the TruChoice® Color System, Wayne Dalton's custom painting process that offers more than 6,000 colors. See dealer for details.

INSULATED SECTIONAL STEEL DOOR



LITE OPTIONS



Vision lites



Full-view lites

DOOR CONSTRUCTION

Joint seal — prevents air infiltration and saves energy.

Thermal break — separates inner and outer skins so virtually no heat or cold is conducted through section. Prepainted inner and outer skins for added corrosion-resistance.

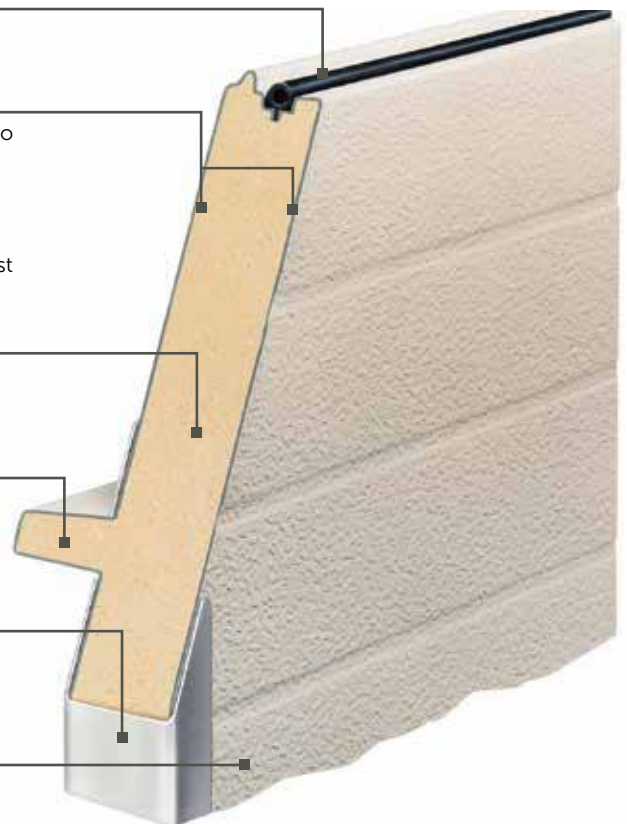
NOTE: Both skins are also hot-dipped galvanized steel for further protection against corrosion.

Solid polyurethane core — provides maximum thermal efficiency and adds to quiet operation and strength.

Integral struts — Two 1-³/₄" patented, integral roll-formed struts per section increases rigidity and strength.

Two-inch nominal thickness —

Embossed pinstripping — (grooves) on Thermospan® 200's embossed stucco outer skin adds strength and enhances appearance.



Wind load options available



GENERAL OPERATING CLEARANCES

TYPE	HEADROOM		SIDEROOM		DEPTH INTO ROOM	CENTER LINE OF SPRINGS	
	2" TRACK	3" TRACK	2" TRACK	3" TRACK	2" AND 3" TRACK	2" TRACK	3" TRACK
Standard Lift Manual 12" R	13"-17"	NA	4.5"	5.5"	Opening Height +18"	Opening Height +12"	N/A
Standard Lift Manual 15" R	15"-20"	16"-21"				Opening Height +13"	Opening Height +14"
Standard Lift Motor Oper. 12" R	15"-20"	NA			Opening Height +66"	Opening Height +12"	N/A
Standard Lift Motor Oper. 15" R	15"-20"	18"-24"				Opening Height +13"	Opening Height +14"
High Lift Manual	High Lift +12"		24" One Side		Opening Height - Lift +30"	Opening Height +Lift +6.5"	Opening Height +Lift +7.5"
High Lift Motor Oper.							
Vertical Lift Manual	Door Height +20"		4.5"	5.5"	18"	Double Door Height +13"	
Vertical Lift Motor Oper.			24" One Side				
Low Headroom Manual	6"-15"	6"-15"	6"	9"	Opening Height +20" to-26"	N/A	
Low Headroom Motor Oper.	9"-17"	9"-17"			Opening Height +66"		

PANEL/SECTION SELECTION GUIDE

DOOR WIDTH	NUMBER OF PANELS	NUMBER OF LITES
Up to 9'2"	2	2
9'3" to 12'2"	3	3
12'3" to 16'2"	4	4
16'3" to 19'2"	5	5
19'3" to 24'2"	6	6
24'3" to 28'2"	7	7
28'3" to 32'2"	8	8
32'3" to 33'11"	9	9
34'0" to 36'11"	10	10
37'0" to 38'11"	11	11
39'0" to 40'2"	12	12

DOOR HEIGHT	NUMBER OF SECTIONS
Up to 8'1"	4
8'-8" to 10'1"	5
10'5" to 12'1"	6
12'2" to 14'1"	7
14'2" to 16'1"	8
22'-2" and Up	Call Factory

NOTES:

- 1) Springs must be rear mount to achieve minimum headroom listed. Front mount torsion headroom depends on drum size, and varies over the range listed.
- 2) 8" side-room required, one side, for doors with chain hoist.
- 3) Headroom for standard lift depends on drum size, and varies over the range listed.

TRACK SELECTION GUIDE



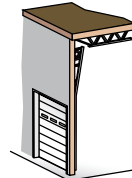
STANDARD LIFT



HIGH LIFT
break-away is standard, straight incline is available



ROOF PITCH
standard or high lift



VERTICAL LIFT
break-away is standard, straight incline is available



LOW HEADROOM
rear mount torsion



LOW HEADROOM
front mount torsion



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Ron Wanamaker

Emily Morse

Jack Qualey

Gabriel Stadecker

Jay White

Kathleen Ryan, Alternate

Michael Alvanos, Alternate



DESIGN ADVISORY BOARD Tuesday June 13, 2023 3:00 PM

Minutes

Present: Emily Morse, Gabe Stadecker, Jay White.

Absent: Kathleen Ryan (alternate), Ron Wanamaker, Jack Qualey, Michael Alvanos (alternate),

Staff present: Scott Gustin & Garret King.

Guests: Jesse Tomkin, Ted Castle, Blaine Paxton, Marty Courcelle, Matt Greer, and Rooney Castle.

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-23-30; 483 Manhattan Drive (RM, Ward 2C) Green Mountain Habitat for Humanity

Demolish existing structure for the construction of a new duplex. (Project Manager, Garret King)

Motion by Emily Morse: I move we recommend approval and suggest adding 30” tall railings to the front porch, install wider trim boards, and consider additional windows on the sides.

Gabe Stadecker – 2nd.

Vote 3-0.

Motion carries.

Session II – 3:30 PM – 4:00 PM

ZP-23-247; 179 Queen City Park Road (E-LM, Ward 5S) Zoo Holdings, LLC / Martin Courcelle

Construct 65,000 sf addition to existing Rhino Foods facility including associated access, parking, utility and stormwater modifications. (Project Manager, Scott Gustin)

Motion by Jay White: I move we recommend approval of the application and suggest considering an alternative siding pattern such as presented today.

Emily Morse: 2nd.

Vote 3-0.

Motion carries.

Adjournment 3:45 PM