

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

Matthew Bushey
Ron Wanamaker
Sean McKenzie
Steven Offenhartz
Chris Alley
Philip Hammerslough, Alt.
Jeremy Gates, Alt.



DESIGN ADVISORY BOARD Tuesday January 12, 2016 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

*Each applicant has about 10 minutes to present his/her application to the board within their allotted session time. **Please note session times are approximate.***

Session I - 3:00-3:30 p.m.

1. **16-0724PD; 451 Ethan Allen Parkway (RL, Ward 7N) Ellis/Alles**
Preliminary plat proposal for 9-unit planned unit development in three buildings and associated site improvements.

Session II – 3:30-4:00 p.m.

2. **16-0746SP; 72, 80, 92 Colchester Ave & 27 Fletcher Pl (I, Ward 1E) Frank von Turkovich**
Sketch Plan review for proposed three story, two building multi-residential building complex with associated parking, 16-0393SP associated application.

Session III – 4:00 p.m.

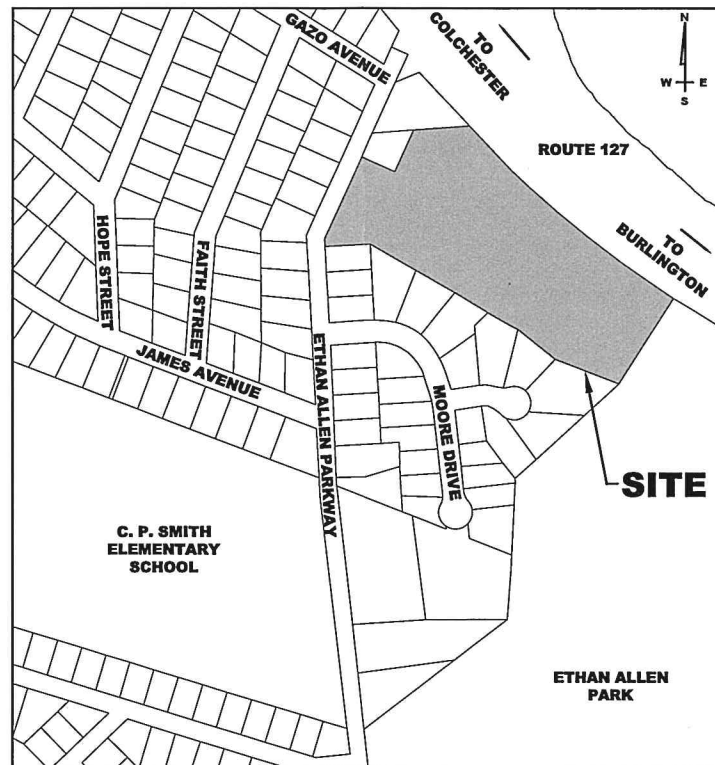
3. **HPRC/CLG: Vermont Advisory Board Council Action Committee**
Re: Removal of Chittenden County Courthouse from National Register.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

LIAHONA WAY

A 9 UNIT NEIGHBORHOOD

ETHAN ALLEN PARKWAY
BURLINGTON, VERMONT



LOCATION PLAN

N.T.S.

SHEET INDEX

- 1 OVERALL SITE PLAN
- 2 EXISTING CONDITIONS SITE PLAN
- 3 WETLANDS PLAN
- 4 SITE AND UTILITY PLAN
- 5 LANDSCAPING AND GRADING PLAN
- 6 LIGHTING GRID PLAN
- 7 DRIVE PROFILE, TYPICALS & SPECIFICATIONS
- DETAILS AND SPECIFICATIONS
- 8 SANITARY AND STORM SEWER
- 9 LANDSCAPING AND EROSION
- 10 WATER
- 11 EROSION PREVENTION & SEDIMENT CONTROL PLAN

OWNERS/APPLICANTS:

TIMOTHY G. ALLES
2658 E. SNOW MOUNTAIN DR.
SANDY, UT 84093

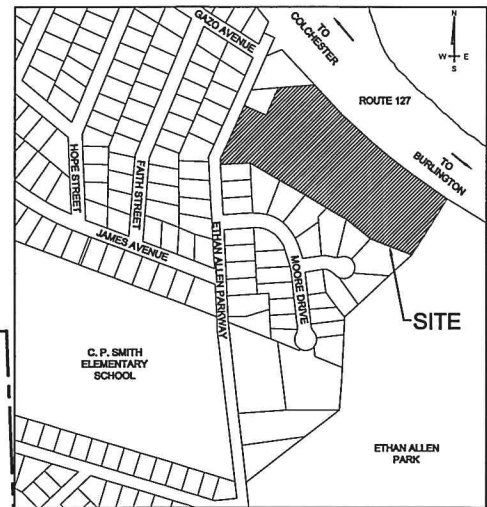
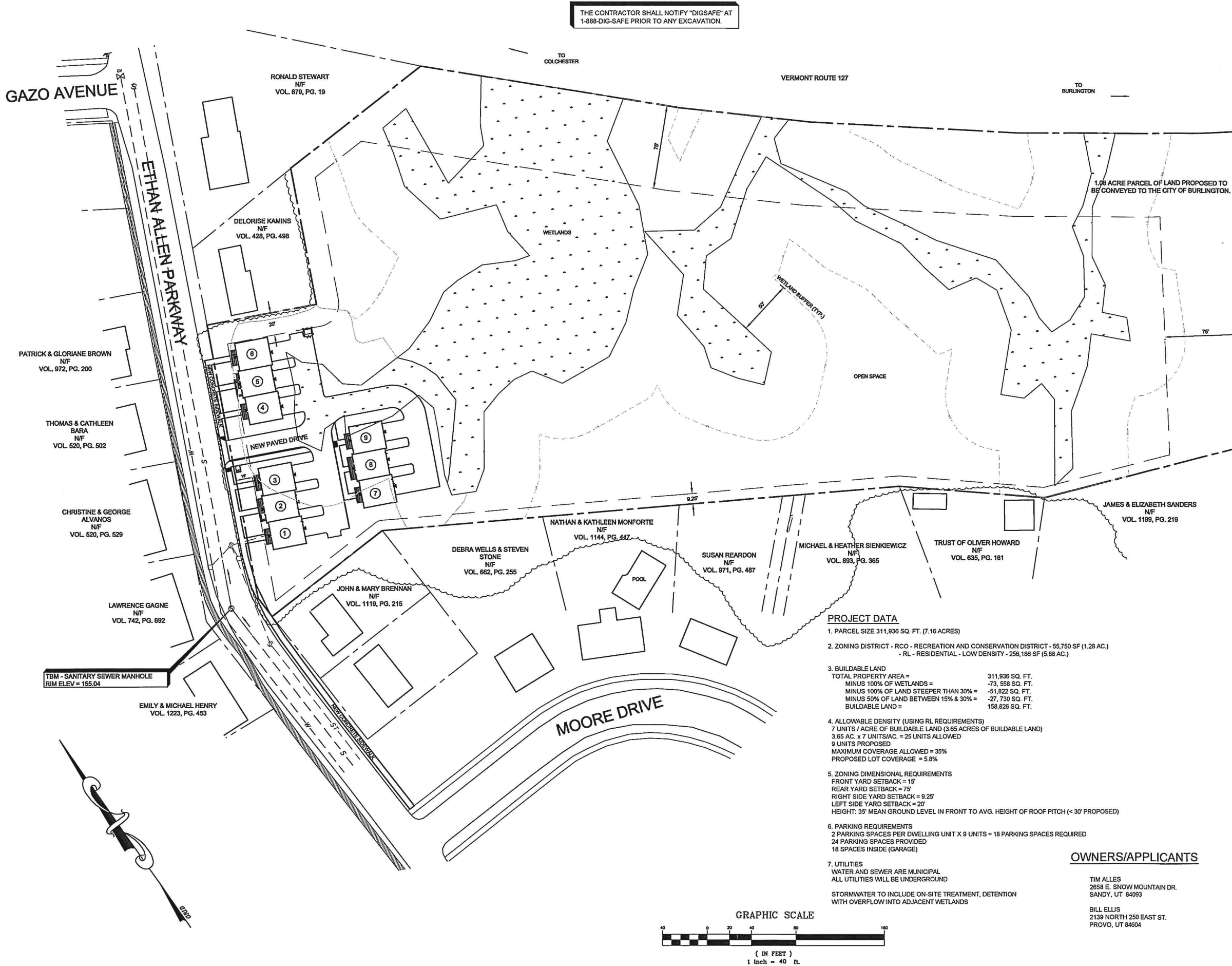
WILLIAM E. ELLIS
800 S. MAIN ST.
PLEASANT GROVE, UT 84062

RECEIVED
DEC 10 2015

DEPARTMENT OF
PLANNING & ZONING

LD LAMOUREUX & DICKINSON
Consulting Engineers, Inc.
14 Morse Drive
Essex Junction, VT 05452
Tel: 802-878-4450

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LEGEND

---	PROJECT BOUNDARY
---	PROPERTY LINE
---	BUILDING SETBACK
N/F	NOW OR FORMERLY
---	EXISTING GROUND CONTOUR
---	EXISTING WATER LINE, GATE VALVE & HYDRANT
---	EXISTING SANITARY SEWER LINE & MANHOLE
---	EXISTING STORM LINE AND CATCH BASIN
---	NEW TREE LINE
---	NEW BUILDING MOUNTED LIGHT
---	NEW WATER LINE, GATE VALVE AND HYDRANT
---	NEW SANITARY SEWER LINE AND MANHOLE
9	PROPOSED UNIT NUMBER
▲	WETLAND

- NOTES
1. THE BOUNDARY LINE BETWEEN THE RCO AND RL ZONING DISTRICTS IS APPROXIMATE ONLY AND IS BASED ON THE INFORMATION INDICATED AT THE CITY OF BURLINGTON WEB SITE AT THE FOLLOWING URL: WWW.CI.BURLINGTON.VT.US/PLANNING/ZONING/ZNMAP/032224.HTML
 2. THE BOUNDARIES OF THE PARCEL AND THE TOPOGRAPHIC DATA ARE BASED ON A PLAN ENTITLED "PROPOSED THREE LOT SUBDIVISION FOR ALAN GIGUERE" BY VERMONT LAND SURVEYORS, DATED 2/10/98.
 3. THE SOILS ON THIS PROPERTY ARE A COMBINATION OF ADAMS AND WINDSOR LOAMY SANDS AND DUANE & DEERFIELD SOILS.

4-1-15	REVISED FOR PRELIMINARY RE-FILE TO CITY	DLH
5-24-11	ADD EASEMENT AND CONVEYANCE TO CITY	DLH
4-4-11	REVISE LAYOUT	DLH
10-29-10	REVISE LAYOUT	DLH
8-26-10	GENERAL REVISIONS PER COURT APPEAL	DLH
9-11-09	REVISED PERVIOUS CONCRETE DETAILS	DLH
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1-9-08	REVISED DRIVEWAY LAYOUT	DLH
10-5-07	REVISED LAYOUT	DLH
8-7-07	REVISED LAYOUT	DLH
Date	Revision	By

These plans shall only be used for the purpose shown below:

☐ Sketch/Concept	☐ Act 250 Review
☐ Preliminary	☐ Construction
☐ Final Local Review	☐ Record Drawing

NOT FOR CONSTRUCTION

Lands of

Tim Alles & Bill Ellis

Ethan Allen Parkway, Burlington, Vermont

A PLANNED RESIDENTIAL DEVELOPMENT

OVERALL SITE PLAN

proj. no. 07028

survey Others

design DLH

drawn SEA

checked DJG

date 04/09/07

scale 1" = 40'

sht. no. 1

LAMOREUX & DICKINSON

Consulting Engineers, Inc.

14 Morse Drive

Essex Junction, VT 05452

Tel: 802-878-4450

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2658 E. SNOW MOUNTAIN DR.
SANDY, UT 84093

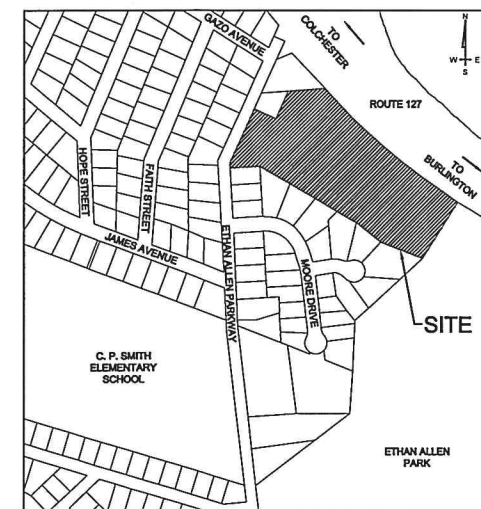
BILL ELLIS
2139 NORTH 250 EAST ST.
PROVO, UT 84604

PROJECT DATA

1. PARCEL SIZE 311,936 SQ. FT. (7.16 ACRES)
2. ZONING DISTRICT - RCO - RECREATION AND CONSERVATION DISTRICT - 55,750 SF (1.28 AC.)
- RL - RESIDENTIAL - LOW DENSITY - 256,186 SF (5.88 AC.)
3. BUILDABLE LAND
TOTAL PROPERTY AREA = 311,936 SQ. FT.
MINUS 100% OF WETLANDS = -73,558 SQ. FT.
MINUS 100% OF LAND STEEPER THAN 30% = -51,822 SQ. FT.
MINUS 50% OF LAND BETWEEN 15% & 30% = -27,730 SQ. FT.
BUILDABLE LAND = 158,626 SQ. FT.
4. ALLOWABLE DENSITY (USING RL REQUIREMENTS)
7 UNITS / ACRE OF BUILDABLE LAND (3.65 ACRES OF BUILDABLE LAND)
3.65 AC. x 7 UNITS/AC. = 25 UNITS ALLOWED
9 UNITS PROPOSED
MAXIMUM COVERAGE ALLOWED = 35%
PROPOSED LOT COVERAGE = 5.8%
5. ZONING DIMENSIONAL REQUIREMENTS
FRONT YARD SETBACK = 15'
REAR YARD SETBACK = 75'
RIGHT SIDE YARD SETBACK = 9.25'
LEFT SIDE YARD SETBACK = 20'
HEIGHT: 35' MEAN GROUND LEVEL IN FRONT TO AVG. HEIGHT OF ROOF PITCH (< 30' PROPOSED)
6. PARKING REQUIREMENTS
2 PARKING SPACES PER DWELLING UNIT X 9 UNITS = 18 PARKING SPACES REQUIRED
24 PARKING SPACES PROVIDED
18 SPACES INSIDE (GARAGE)
7. UTILITIES
WATER AND SEWER ARE MUNICIPAL
ALL UTILITIES WILL BE UNDERGROUND

STORMWATER TO INCLUDE ON-SITE TREATMENT, DETENTION
WITH OVERFLOW INTO ADJACENT WETLANDS

	PROJECT BOUNDARY
	PROPERTY LINE
	BUILDING SETBACK
N/F	NOW OR FORMERLY
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	NEW TREE LINE
	NEW BUILDING MOUNTED LIGHT
	NEW WATER LINE, GATE VALVE AND HYDRANT
	NEW SANITARY SEWER LINE AND MANHOLE
(9)	PROPOSED UNIT NUMBER
	WETLAND

[illegible]

ETHAN ALLEN PARK

These plans shall only be used for the purpose shown below:

NOT FOR CONSTRUCTION

Plan Local Review Record Drawing

Lands of
Tim Alles & Bill Ellis
Ethan Allen Parkway, Burlington, Vermont

A PLANNED RESIDENTIAL DEVELOPMENT

**EXISTING CONDITIONS
SITE PLAN**

LD **LAMOUREUX & DICKINSON**
Consulting Engineers, Inc.
14 Morse Drive
Essex Junction, VT 05452
Tel: 802-878-4450

proj. no.	07028
survey	Others
design	DLH
drawn	SEA
checked	DJG
date	04/09/07
scale	1" = 40'
sht. no.	2

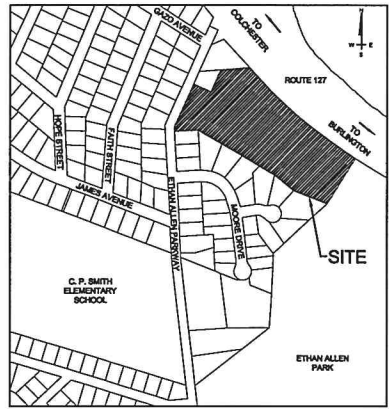
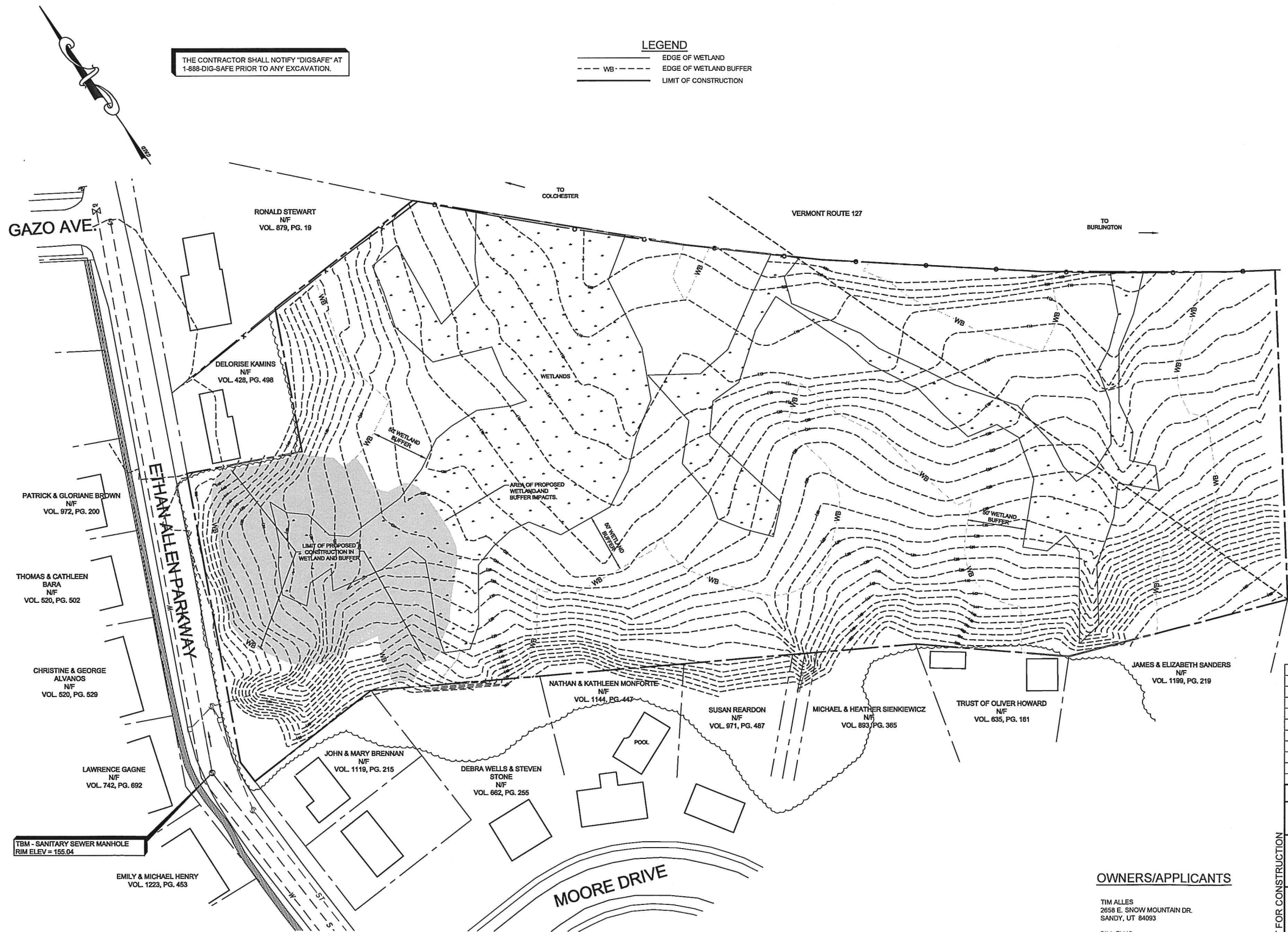
TIM ALLES
2658 E. SNOW MOUNTAIN DR.
SANDY, UT 84093

BILL ELLIS
2139 NORTH 250 EAST ST.
PROVO, UT 84604

(IN FEET)
1 inch = 40 ft.

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LOCATION PLAN
N.T.S.

LEGEND

- EDGE OF WETLAND
- EDGE OF WETLAND BUFFER
- LIMIT OF CONSTRUCTION

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

ETHAN ALLEN PARK

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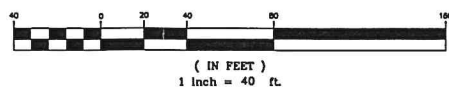
Lands of
Tim Alles & Bill Ellis
Ethan Allen Parkway, Burlington, Vermont
A PLANNED RESIDENTIAL DEVELOPMENT
WETLANDS PLAN

OWNERS/APPLICANTS

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2658 E. SNOW MOUNTAIN DR.
SANDY, UT 84093

BILL ELLIS
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PROVO, UT 84604

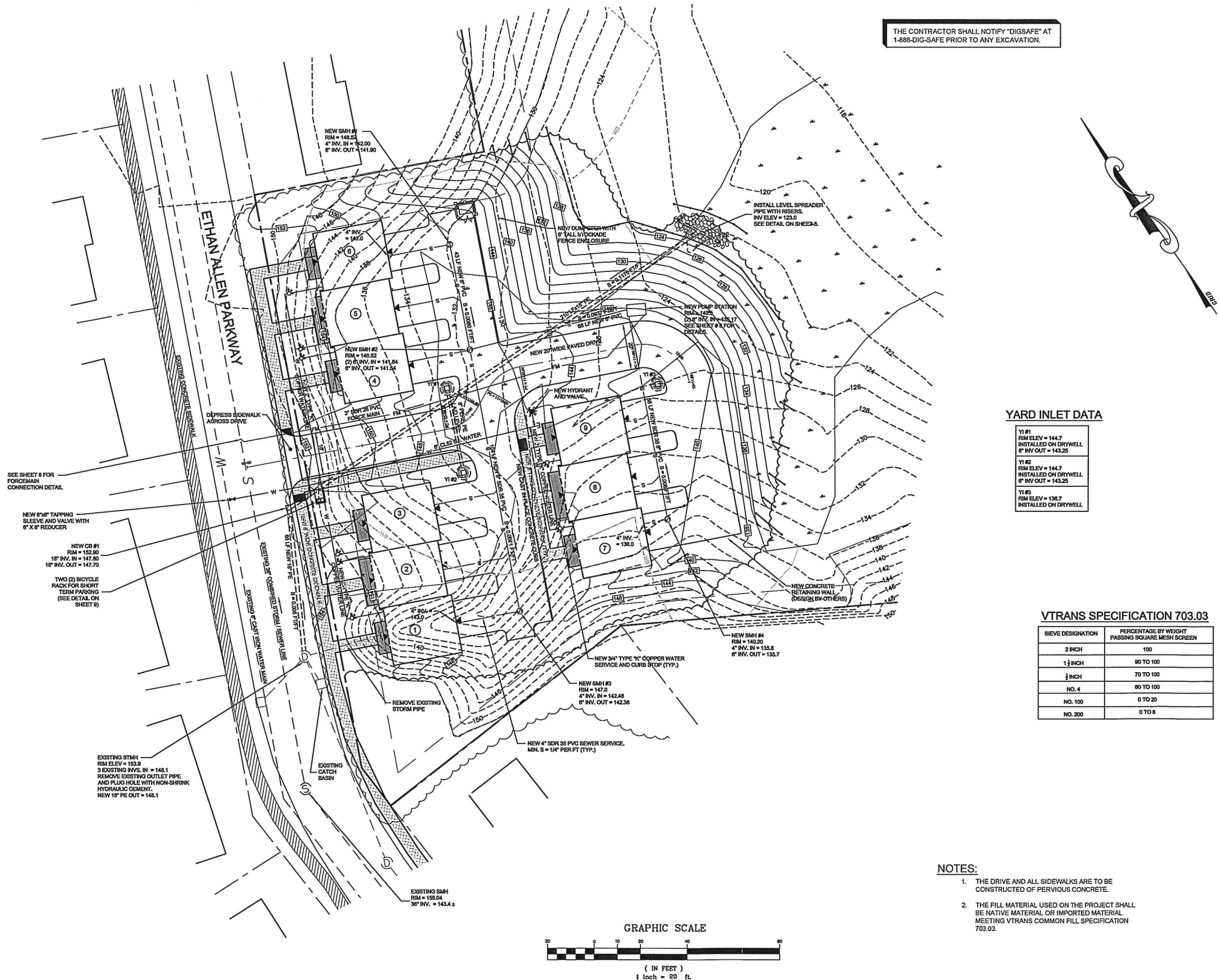
GRAPHIC SCALE



NOT FOR CONSTRUCTION

L LAMOUREUX & DICKINSON
Consulting Engineers, Inc.
14 Morse Drive
Essex Junction, VT 05452
Tel: 802-878-4450

proj. no.
07028
survey
Others
design
DLH
drawn
SEA
checked
DJG
date
04/09/07
scale
1" = 40'
sht. no.
3



NOTES:

1. THE DRIVE AND ALL SIDEWALKS ARE TO BE CONSTRUCTED OF PERVIOUS CONCRETE.
2. THE FILL MATERIAL USED ON THE PROJECT SHALL BE NATIVE MATERIAL OR IMPORTED MATERIAL MEETING VTRANS COMMON FILL SPECIFICATION 703.03.

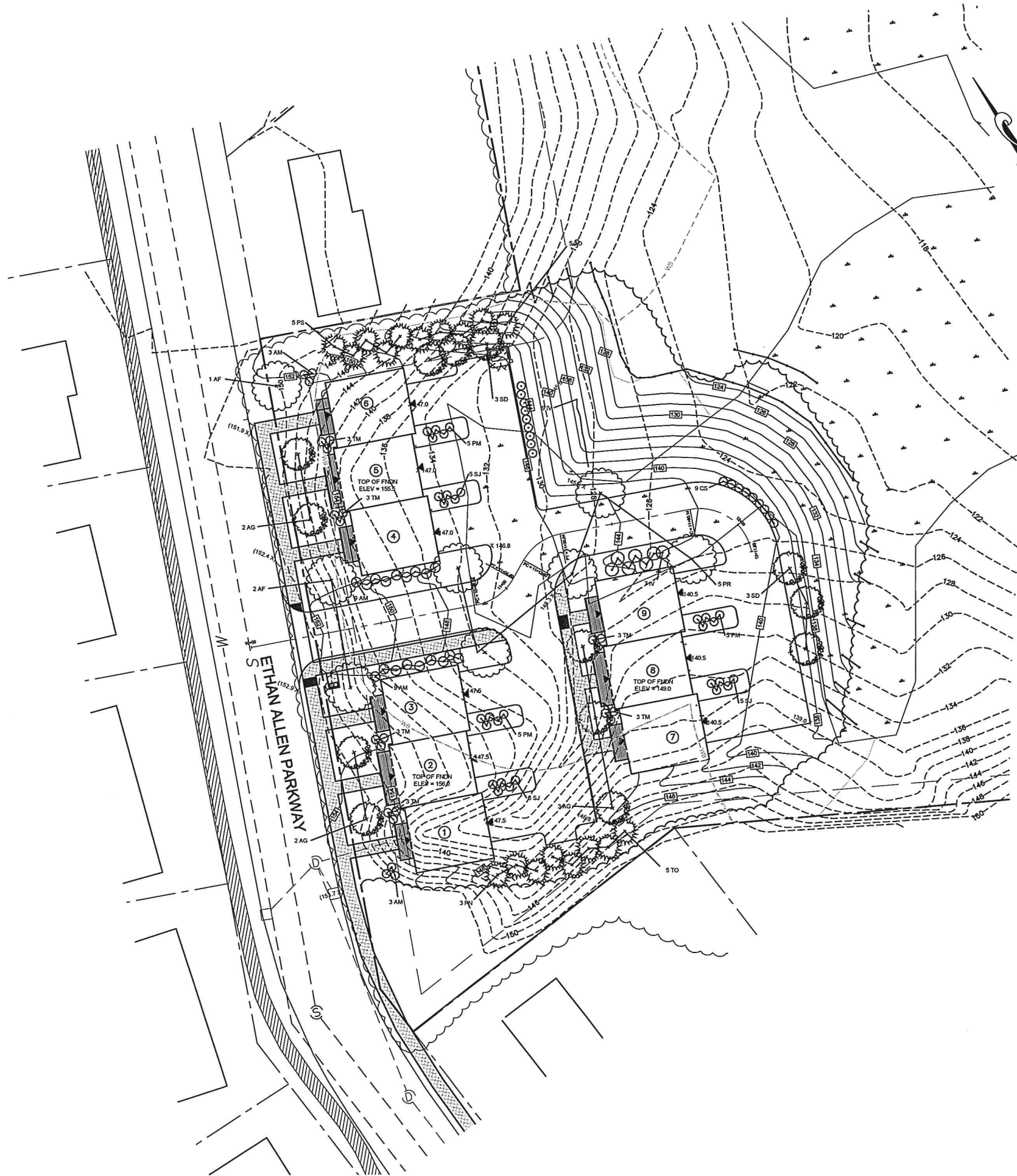
NOT FOR CONSTRUCTION

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9	PROPOSED UNIT NUMBER	
AB-1	BORING NUMBER	
+	AUGER BORING LOCATION	
+	DEPTH (FT) TO EVIDENCE OF HIGH GROUNDWATER	

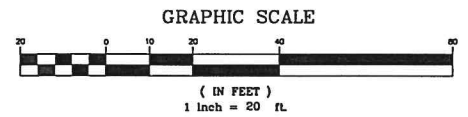
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Lands of		proj. no.
Tim Alles & Bill Ellis		07028
Ethan Allen Parkway, Burlington, Vermont		survey
A PLANNED RESIDENTIAL DEVELOPMENT		Others
SITE & UTILITY		design
PLAN		DLH
		drawn
		SEA
		checked
		D.J.G.
		date
		04/09/07
		scale
		1" = 20'
		sht. no.
		4



- LEGEND**
- PROJECT BOUNDARY
 - PROPERTY LINE
 - SIDELINE OF EASEMENT
 - BUILDING SETBACK
 - N/F
 - NOW OR FORMERLY
 - EXISTING GROUND CONTOUR
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 - NEW TREE LINE
 - NEW WATER LINE, GATE VALVE AND HYDRANT
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 - NEW STORM LINE AND CATCH BASIN
 - PROPOSED UNIT NUMBER
 - GFE
 - PROPOSED FINISH GRADE CONTOUR
 - PROPOSED FINISH SPOT GRADE
 - EXISTING SPOT GRADE



PLANTING SCHEDULE

Key	Botanical Name	Common Name	Size	Quantity	Remarks
Trees					
AF	<i>Acer x freemanii 'Autumn Blaze'</i>	Freeman Maple	2 1/2" to 3" Cal.	3	B&B, Minimum 6 foot branching height
AG	<i>Amelanchier x grandiflora</i>	Apple Serviceberry	1 3/4" to 2" Cal.	4	B&B, Minimum 6 foot branching height
PN	<i>Pinus nigra</i>	Austrian Pine	5" to 6" Height	3	B&B
PR	<i>Prunus Sargentii</i>	Sargent Cherry	2" to 2 1/2" Cal.	3	B&B
PS	<i>Pinus sylvestris</i>	Scots Pine	5" to 6" Height	5	B&B
SD	<i>Sorbus decora</i>	Showy Mountainash	1 3/4" to 2" Cal.	6	B&B, Minimum 6 foot branching height
TO	<i>Thuja occidentalis</i>	Arborvitae	5" to 6" Height	5	B&B
Shrubs					
AM	<i>Aronia melanocarpa var. elata</i>	Black Chokeberry	24" to 30" Height	22	B&B or Container
CS	<i>Cornus sericea</i>	Red Osier Dogwood	24" to 30" Height	9	B&B or Container
IV	<i>Ilex verticillata</i>	Winterberry	24" to 30" Height	15	B&B or Container
PM	<i>Prunus maritima</i>	Beach Plum	24" to 30" Height	15	B&B or Container
SJ	<i>Spirea japonica</i>	Japanese Spiraea	24" to 30" Height	15	B&B or Container
TM	<i>Taxus x media</i>	Yew	24" to 30" Height	18	B&B or Container

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Lands of
Tim Alles & Bill Ellis
Ethan Allen Parkway, Burlington, Vermont

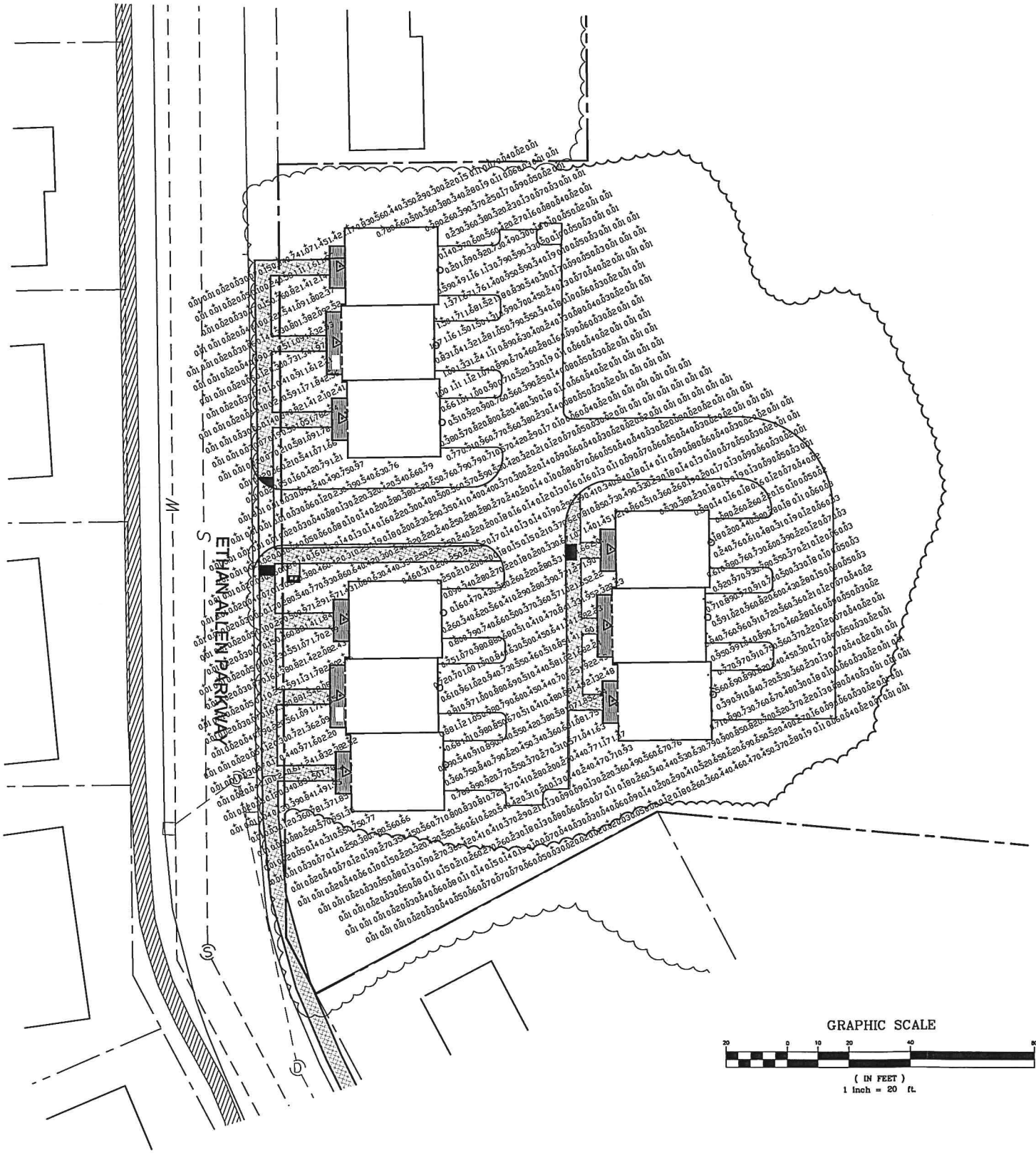
A PLANNED RESIDENTIAL DEVELOPMENT

LANDSCAPING & GRADING PLAN

L LAMOUREUX & DICKINSON
Consulting Engineers, Inc.
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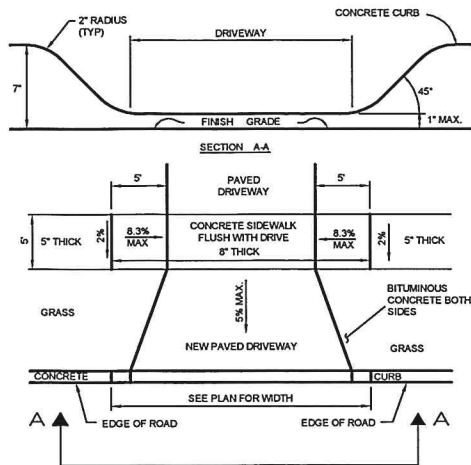


CALCULATION SUMMARY						
# PTS	SPACING	AVE	MAX	MIN	MAX/MIN	AVE/MIN
1601	5'	0.57	2.76	0.01	549.46	114.27

Ellis/Alles (07028) LUMINAIRE SCHEDULE						
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF	QTY
RND	△	RAB LIGHTING, 1 (1) "RNDL" WBLEDR18 (ROUND WALL MOUNT) / BLEDR18 (42" ROUND B	(3)	1240	1.00	9
RND2	○	RAB LIGHTING, 1 (1) "RNDL" WBLEDR18 (ROUND WALL MOUNT) / BLEDR18 (42" ROUND B	(3)	1240	1.00	9

Ⓕ LIGHTING SPOT LEVEL (IN FOOT CANDLES)

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Lands of Tim Alles & Bill Ellis Ethan Allen Parkway, Burlington, Vermont		proj. no. 07028 survey Others
A PLANNED RESIDENTIAL DEVELOPMENT		design DLH
LIGHTING GRID PLAN		drawn SEA
		checked DJG
		date 04/09/07
		scale 1" = 20'
		shl. no.
LD LAMOUREUX & DICKINSON Consulting Engineers, Inc. 14 Morse Drive Essex Junction, VT 05452 Tel: 802-878-4450		6

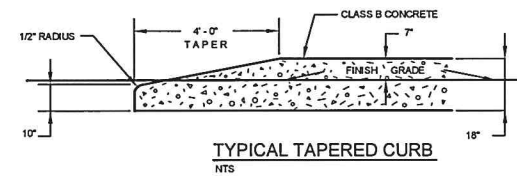


DRIVEWAY NOTES

1. THE NEW APRON AT DRIVEWAYS SHALL BE 3" TYPE III PAVEMENT (PLACED IN 2 LIFTS) OVER 8" CRUSHED GRAVEL (#704.05 FINE GRADED).
2. 8" THICK SIDEWALK EXTENDS 5' BEYOND BOTH SIDES OF THE DRIVEWAY

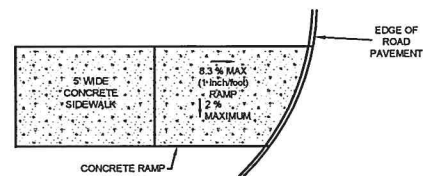
DRIVEWAY APRON & CURB CUT WITH GRASS STRIP

NTS



TYPICAL TAPERED CURB

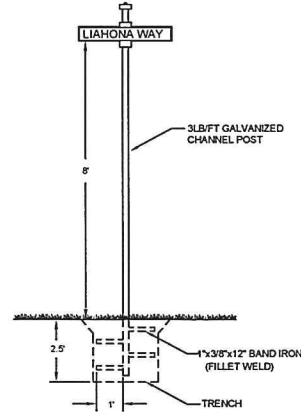
NTS



TYPICAL SIDEWALK RAMP DETAIL

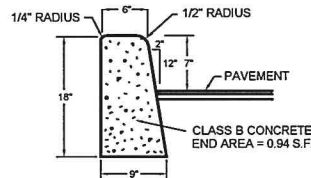
NTS

GRADATION REQUIREMENTS		
MATERIAL	SIEVE SIZE	PERCENT (%) PASSING
SAND CUSHION - VT SPEC 703.03	2"	100 %
	1 1/2"	90-100 %
	1/2"	70-100 %
	#4	60-100 %
	#100	0-20 %
	#200	0-8 %
CRUSHED GRAVEL FOR SUBBASE VT SPEC 704.05 FINE	2"	100 %
	1 1/2"	90-100 %
	#4	30-60 %
	#100	0-12 %
	#200	0-6 %
DENSE GRADED CRUSHED STONE VT SPEC 704.06	3 1/2"	100 %
	3"	90-100 %
	2"	75-100 %
	1"	50-80 %
	1/2"	30-60 %
	#4	15-40 %
	#200	0-6 %



STREET NAME SIGN

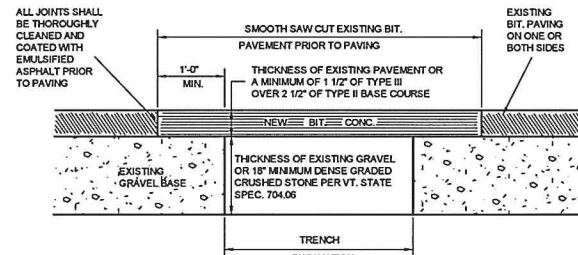
NTS



CONCRETE CURB

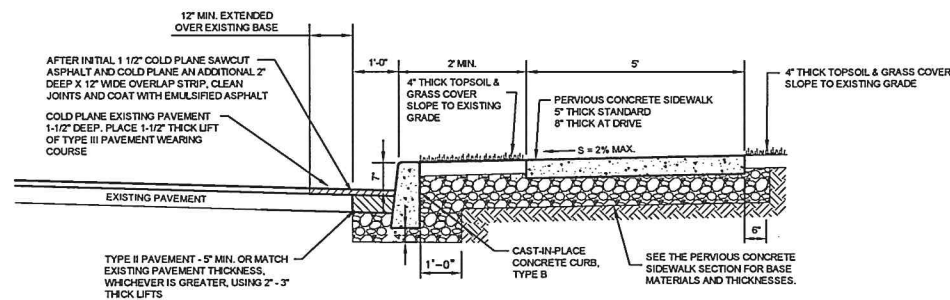
NTS

- NOTES:
- 1) CURBING SHALL BE CONSTRUCTED IN 10' SECTIONS WITH 1/8" JOINT BETWEEN SECTIONS.
 - 2) CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND SHALL BE CONSTRUCTED OF MATERIAL CONFORMING TO AASHTO DESIGNATION M-153 (1/2" SPONGE RUBBER OR CORK).
 - 3) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS. SHALL BE AIR ENTRAINED AT NOT LESS THAN 5% AND NOT MORE THAN 7%, AND SHALL HAVE MINIMUM 20% FLY ASH CONTENT.



REPLACEMENT OF EXISTING BITUMINOUS PAVEMENT

NTS

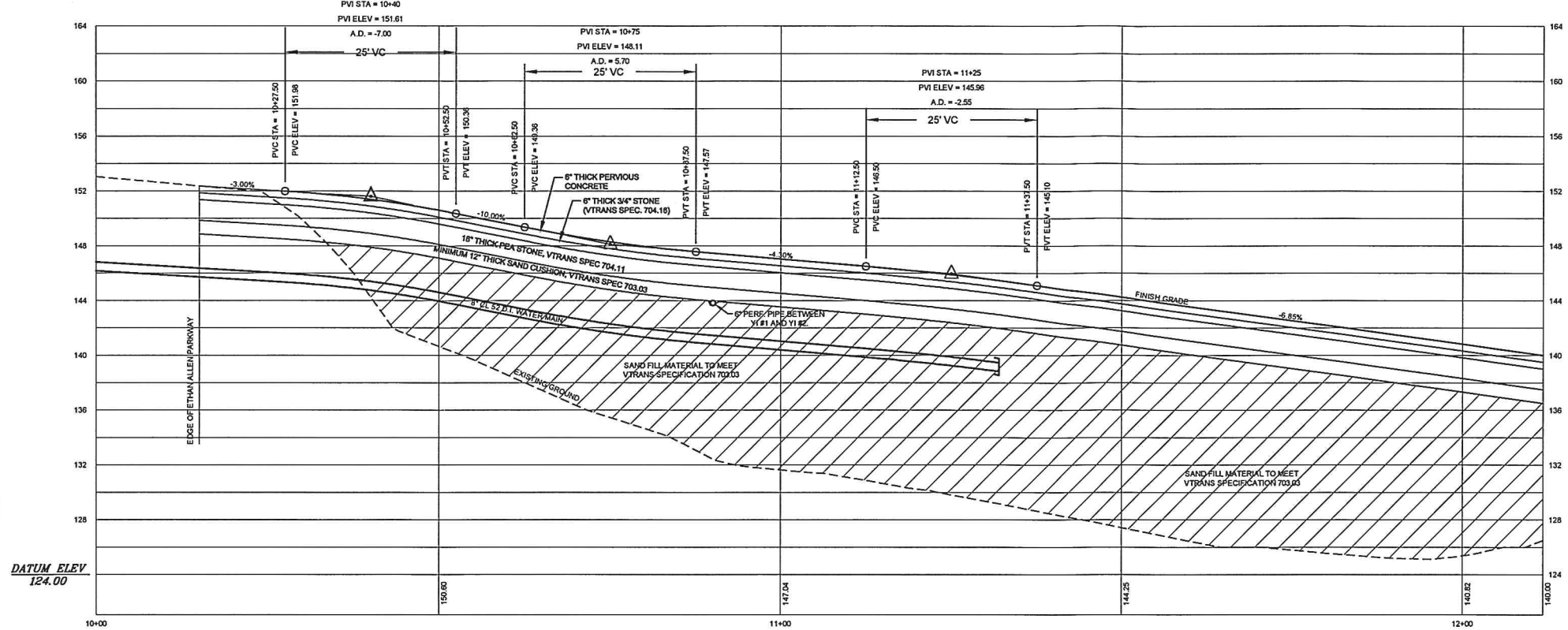


CONCRETE SIDEWALK SECTION ALONG ETHAN ALLEN PARKWAY

NTS

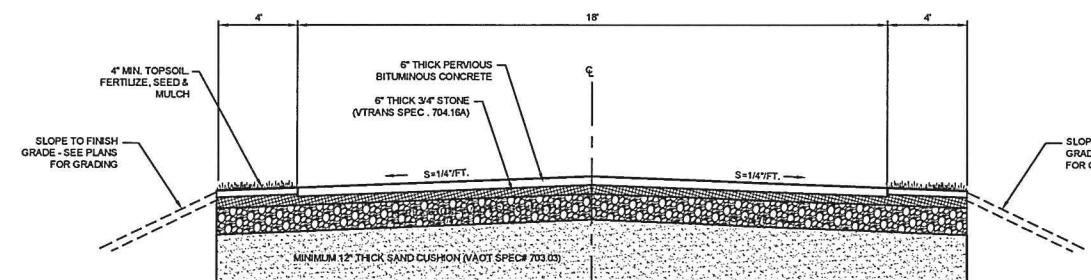
PAVING NOTES

1. THE CONTRACTOR SHALL APPLY EMULSION TO THE FULL WIDTH OF THE BASE COURSE/EXISTING PAVEMENT BEFORE INSTALLING THE TYPE III PAVEMENT OVERLAY.
2. A MINIMUM OF ONE (1) GRADATION TEST SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE FOR A COMPACTION EVERY 100' SECTION OF SIDEWALK. TESTS SHALL ALSO BE PERFORMED AT THE CONTRACTOR'S EXPENSE EVERY 50' SECTION OF SIDEWALK OR MORE OFTEN IF THE TEST FAILS TO MEET THE COMPACTION REQUIREMENTS. THE TEST LOCATIONS SHALL BE SELECTED BY THE ENGINEER. ALL TESTS SHALL BE PERFORMED BY AN INDEPENDENT OUTSIDE FIRM.
3. EMULSION SHALL BE PLACED ON THE FACE OF THE CURB WHERE IT WILL BE IN CONTACT WITH THE PAVEMENT.
4. THE NEW APRON AT DRIVEWAYS SHALL BE 2" THICK TYPE III PAVEMENT OVER 8" THICK CRUSHED GRAVEL #704.05 FINE GRADED. MATCH INTO EXISTING PAVEMENT WITH SAW CUT JOINTS COATED WITH EMULSIFIED ASPHALT.
5. EMULSIFIED ASPHALT, TO BE APPLIED AT THE RATE OF 0.015 GAL/SQ YD
6. BITUMINOUS CONCRETE PAVEMENT TOLERANCE = +1/4" - (FOR TOTAL THICKNESS OF BINDER AND/OR WEARING COURSE).
7. BITUMINOUS CONCRETE PAVEMENT SHALL BE 75 BLOW MARSHALL MIX AND PERFORMANCE GRADED BINDER SHALL BE PG 58-34.



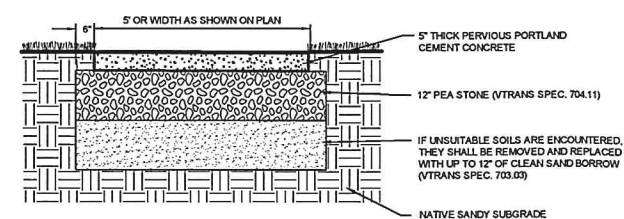
DRIVE PROFILE

SCALE: H: 1" = 10', V: 1" = 5'



TYPICAL DRIVE CROSS-SECTION

NTS



PERVIOUS CONCRETE SIDEWALK SECTION

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NOTES:

1. PRIOR TO PLACING THE CRUSHED STONE SUBBASE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR INSPECTION OF THE SUBGRADE SOILS.
2. AT BUILDING ENTRANCES, THE DEPTH OF CRUSHED STONE SHALL BE INCREASED TO 24" AND THE DEPTH OF SAND BORROW SHALL BE INCREASED TO 24" AND TAPERED TO THE STANDARD DEPTH OVER A MINIMUM TRANSITION DISTANCE OF 10 FEET.
3. THE CONCRETE MIX DESIGN SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION. THE PERVIOUS CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI, AND A MINIMUM PERMEABILITY OF 300 IN/HR.
4. CONSTRUCTION JOINTS SHALL BE MADE WITH A ROLLING JOINT TOOL (NOT CUT) AT INTERVALS OF 10 FEET TO A DEPTH EQUAL TO 1/2 OF THE CONCRETE THICKNESS.
5. CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS AS REQUIRED BY THE WRITTEN TECHNICAL SPECIFICATIONS.

4-1-15	REVISED FOR PRELIMINARY RE-FILING TO CITY	DLH
5-24-11	ADD EASEMENT AND CONVEYANCE TO CITY	DLH
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1-9-08	REVISED DRIVEWAY LAYOUT	DLH
10-5-07	REVISED LAYOUT	DLH
8-7-07	REVISED LAYOUT	DLH
Date	Revision	By

These plans shall only be used for the purpose shown below:

☐ Sketch/Concept	☐ Act 250 Review
☐ Preliminary	☐ Construction
☐ Final Local Review	☐ Record Drawing

Lands of
Tim Alles & Bill Ellis
Ethan Allen Parkway, Burlington, Vermont
A PLANNED RESIDENTIAL DEVELOPMENT
DRIVE PROFILE, TYPICALS AND SPECIFICATIONS

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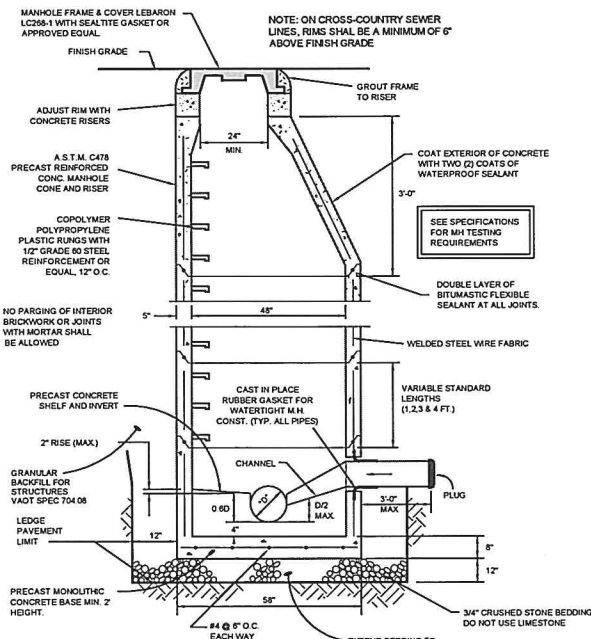
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GENERAL CONSTRUCTION NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION 2005, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2003 EDITION), THE BURLINGTON ZONING ORDINANCE REQUIREMENTS AND THESE PLANS.
- THE CONTRACTOR SHALL CONTACT ALL UTILITIES BEFORE EXCAVATION TO VERIFY THE LOCATION OF ANY UNDERGROUND LINES. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7233 (1-888-DIG-SAFE) & THE CITY OF BURLINGTON AT (802)855-5530 PRIOR TO ANY EXCAVATION.
- UTILITIES INFORMATION SHOWN HEREON WERE OBTAINED FROM BEST AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SURFACES, SOILS, VEGETATION, PAVEMENT AND STRUCTURES NECESSARY TO CONSTRUCT THIS PROJECT UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, DEBRIS AND TRASH FROM THE SITE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR A SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY BY THE ENGINEER OR OWNER, THE CONTRACTOR SHALL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE OR SWEEP ASPHALT ROADS WITH A POWER BROOM AS DUST CONTROL.
- ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- CONSTRUCTION OBSERVATION AND CERTIFICATION IS OFTEN REQUIRED AS A CONDITION OF STATE AND LOCAL PERMITS. IT IS RECOMMENDED THAT CONSTRUCTION OF THE IMPROVEMENTS DETAILED ON THESE PLANS BE OBSERVED BY LAMOREUX & DICKINSON CONSULTING ENGINEERS INC. (LAD) TO DETERMINE IF THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. LAD WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT MAY ARISE FROM FAILURE TO FOLLOW THESE PLANS AND SPECIFICATIONS AND THE DESIGN INTENT THAT THEY CONVEY. ANY CHANGES MADE IN THE PLANS AND SPECIFICATIONS OR IN THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS WITHOUT LAD'S PRIOR KNOWLEDGE AND CONSENT, AND/OR FAILURE TO SCHEDULE OBSERVATION OF THE WORK AND TESTING IN PROGRESS.
- FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. CONTINUOUS TWO-WAY TRAFFIC WILL BE REQUIRED AT NIGHT, DURING PEAK-HOURS, AND WHENEVER POSSIBLE DURING ACTUAL CONSTRUCTION ACTIVITIES. TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE ERECTED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND CITY STANDARDS.
- TO ASSURE COMPLIANCE WITH THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS IN ADVANCE OF STARTING ANY WORK, BEGINNING INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL FOR THE NEW PAVED AREAS, PAVING, AND FINAL INSPECTION.
- TOPSOIL SHALL BE STOCKPILED, SEED, AND MULCHED UNTIL REUSED. SILT FENCE SHALL BE PLACED AND STAKED CONTINUOUSLY AROUND THE DOWNSLOPE PERIMETER OF THE TOPSOIL PILES.
- HEALTHY EXISTING TREES AS SHOWN ON THE SITE PLAN TO BE SAVED SHALL BE PROTECTED BY THE CONTRACTOR.
- OPEN CUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS, AND SILT FENCE SHALL BE EMPLOYED TO CONFINE SHEET WASH AND RUNOFF TO THE IMMEDIATE OPEN AREA AS ORDERED BY THE ENGINEER.
- AT COMPLETION OF GRADING, SLOPES, DITCHES, AND ALL DISTURBED AREAS SHALL BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.
- ALL FILL SHALL BE PLACED IN 6 INCH LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.

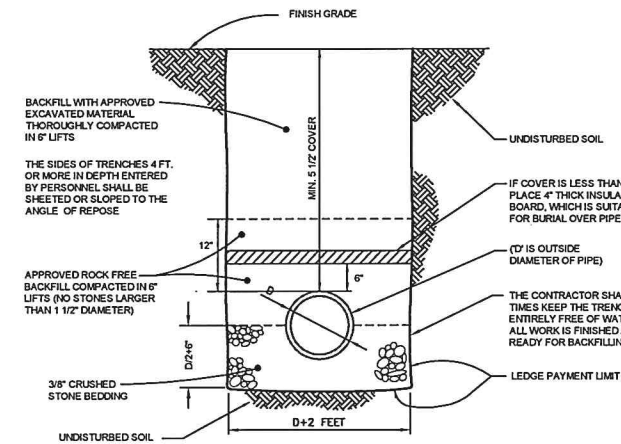
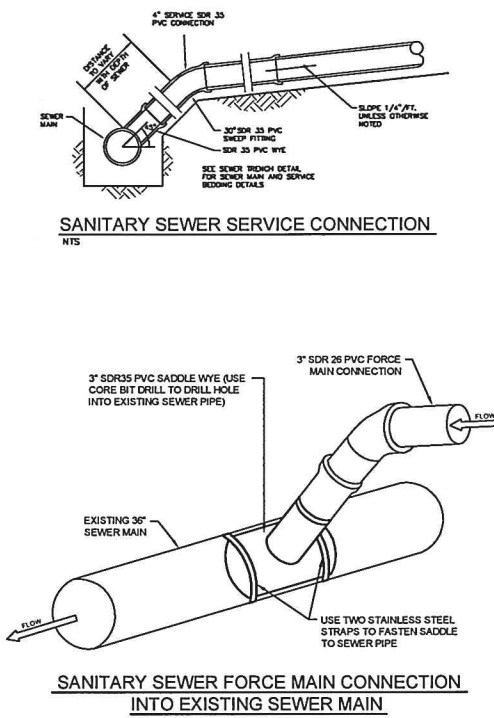
SANITARY & STORM SPECIFICATIONS

- SANITARY AND STORM SEWER PIPES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE PLANS. PVC PIPE SHALL BE SDR 35 CONFORMING TO ASTM D-3034, ASTM D-3212, AND ASTM F-477. CORRUGATED METAL PIPE SHALL CONFORM TO AASHTO M-190 FOR ACCSPM PIPE AND AASHTO M-246 TYPE BF OR POLYMERIC COATED STEEL PIPE. CORRUGATED POLYETHYLENE PIPE SHALL CONFORM TO AASHTO M294, TYPE S (SMOOTH LINED).
- ALL NEW GRAVITY SANITARY SEWER MAINS SHALL BE LEAK TESTED BY A LOW PRESSURE AIR TEST AND DEFLECTION TESTED. THE LOW PRESSURE AIR TEST WILL BE USED TO SIMULATE INFILTRATION OR EXFILTRATION INTO OR OUT OF ALL GRAVITY SANITARY SEWERS. ALL TESTING WILL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER. AIR TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C828-00. THE MINIMUM ALLOWED TIME FOR A PRESSURE DROP FROM 3.5 PSI TO 2.5 PSI SHALL BE 12 MINUTES PER 100 FEET OF 8" SEWER. AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS, THE DEFLECTION TEST MAY BE PERFORMED. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT (5%). IF THE DEFLECTION TEST IS RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. ALL MANHOLE AND PIPELINE MATERIALS, METHODS AND TESTING SHALL BE IN ACCORDANCE WITH CITY AND STATE STANDARDS AND THESE PLANS.
- ALL SANITARY SEWER MANHOLES SHALL BE TESTED PRIOR TO CONSTRUCTION OF THE INVERT BY THE VACUUM TEST METHOD DESCRIBED IN THE TECHNICAL SPECIFICATIONS. FOR MANHOLES UP TO 10' DEEP THE MINIMUM ALLOWED TIME FOR A VACUUM DROP FROM 10" TO 9" OF MERCURY SHALL BE 2 MINUTES. FOR MANHOLES GREATER THAN 10' DEEP THE MINIMUM ALLOWED TIME SHALL BE 2 MINUTES AND 30 SECONDS.



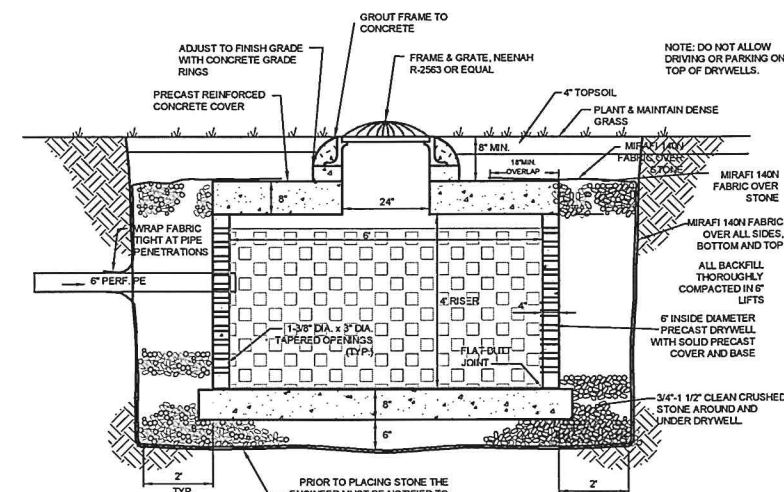
TYPICAL PRECAST SANITARY / STORM MANHOLE

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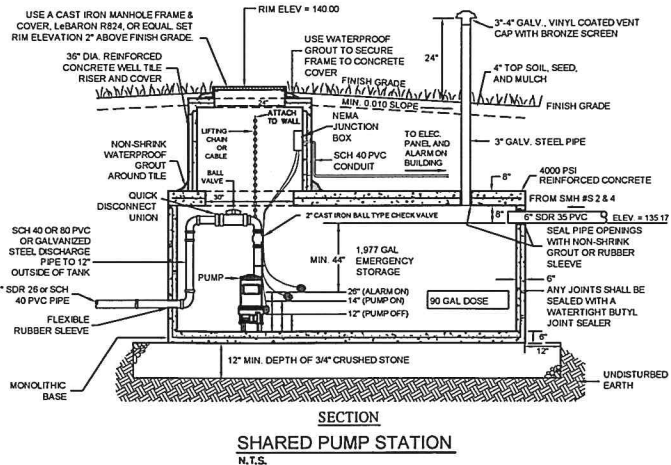
TYPICAL SANITARY & STORM SEWER TRENCH

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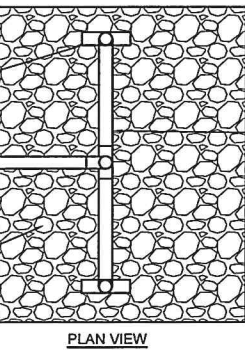
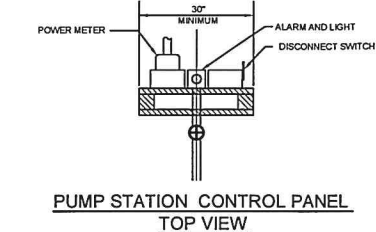
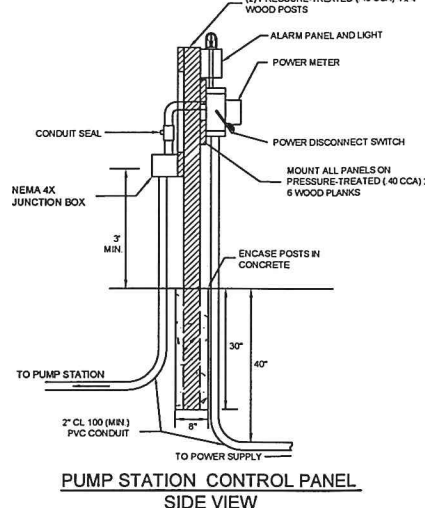
STORMWATER DRYWELL DETAIL

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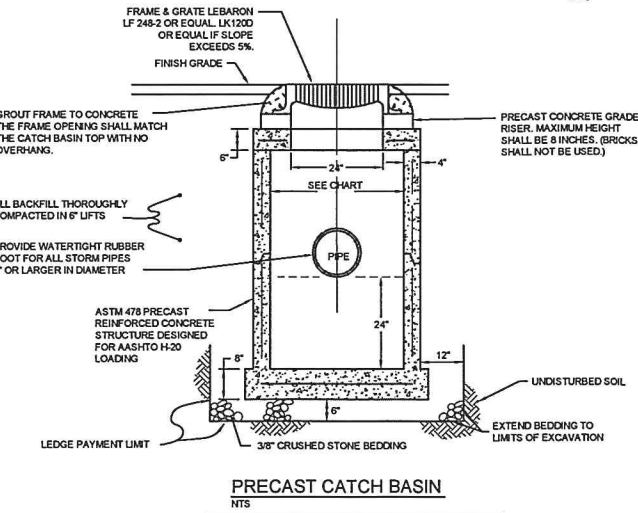
TESTING DATA

- A. FORCE MAIN PRESSURE TEST:** THE FORCE MAIN SHALL BE PRESSURE TESTED TO NOT LESS THAN 50 PSI AT THE HIGHEST POINT OF THE TEST SECTION. THE TEST SHALL BE OF A TWO HOUR DURATION AND THE TEST PRESSURE SHALL NOT VARY BY MORE THAN +/- 5 PSI. A LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY WITH THE PRESSURE TEST. THE ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:
- $$L = \frac{ND \cdot P}{7400}$$
- WHERE L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR, N IS THE NUMBER OF JOINTS, D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND P IS THE AVERAGE TEST PRESSURE IN PSI.
- B. PUMP STATION TEST:** THE STRUCTURE SHALL BE TESTED IN THE PRESENCE OF THE ENGINEER FOR EXFILTRATION BY FILLING THE STRUCTURES TO 1' BELOW THE ACCESS LID. A STABILIZATION PERIOD OF 1 HR. SHALL BE PROVIDED TO ALLOW FOR ABSORPTION. AT THE END OF THE STABILIZATION PERIOD THE STRUCTURE SHALL BE REFILLED IF NECESSARY AND THE TEST PERIOD OF 4 HOURS SHALL BEGIN. AT THE END OF THE TEST PERIOD, THE VOLUME OF WATER CHANGE SHALL BE MEASURED. THERE SHALL BE NO VISIBLE OR MEASURABLE EXFILTRATION OR INFILTRATION OR THE TEST FAILS. IF THE TEST FAILS, THE CONTRACTOR SHALL REPAIR OR WATERPROOF AND RETEST.
- C. PUMP STATION:** THE CONTRACTOR AND ENGINEER SHALL BE PRESENT DURING STARTUP. A WATER SOURCE SHALL BE AVAILABLE TO PERFORM A FULL OPERATIONAL CHECK OF THE STATION INCLUDING ALL FLOAT FUNCTIONS, ALARM TESTING INDICATOR LIGHTS.
- THE CONTROL SYSTEM SHALL BE CYCLED THROUGH MORE THAN ONCE TO INSURE PROPER SEQUENCING AND OPERATION OF THE PUMPS. THE PUMP SHALL BE FIELD TESTED TO INSURE THE PUMPING CAPACITY MEETS THE PROJECT REQUIREMENTS.



LEVEL SPREADER DETAIL

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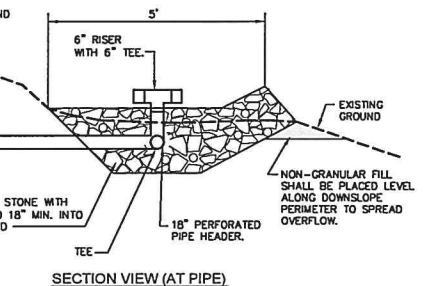


PRECAST CATCH BASIN

TYPE	CATCH BASIN DIAMETER	LARGEST PIPE DIA. ALLOWED	SEDIMENT THICKNESS	CONCRETE COVER THICKNESS	BASE DIAMETER
1	36"	18"	4"	6"	50"
2	48"	24"	6"	8"	72"
3	60"	30"	8"	10"	94"
4	72"	36"	10"	12"	116"

PUMP STATION DATA

- PUMP STATION SPECIFICATIONS**
- THE PUMP STATION TANK SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED PUMP, THE SPECIFIED DOSE VOLUME, AND THE NECESSARY EMERGENCY STORAGE VOLUME.
 - LAMOREUX & DICKINSON RECOMMENDS THE USE OF A WATER TIGHT, STEEL-REINFORCED, 4000 PSI, 12" x 14" (10') CONCRETE TANK CONSTRUCTED TO WITHSTAND EARTH LOADING. HOWEVER, THE OWNER, AT HIS/HER OWN DISCRETION, MAY USE AN ALTERNATE STRUCTURE IN CONFORMANCE WITH THE VERMONT ENVIRONMENTAL PROTECTION RULES.
 - THE TANK SHALL HAVE SUFFICIENT CAPACITY FOR THE SPECIFIED DOSE AND EMERGENCY STORAGE VOLUMES.
 - IF LEDGE IS ENCOUNTERED AT A DEPTH INSUFFICIENT TO ACCOMMODATE THE SPECIFIED TANK, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR ALTERNATE STRUCTURE RECOMMENDATIONS.
 - THE PUMP STATION SHALL BE CONSTRUCTED TO MINIMIZE THE RISK OF FREEZING OF EFFLUENT IN THE PIPES OR STRUCTURE.
 - BACKFILL SIDES AND TOP OF TANK WITH SAND OR GRAVEL. ALL BACKFILL MATERIAL AROUND THE TANK SHALL BE THOROUGHLY COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO-T-99 STANDARD PROCTOR.
- PUMP STATION DESIGN COMPUTATIONS**
- A. DAILY FLOW (BASED ON EPR DESIGN FLOWS)
- | | |
|---|-----------|
| DESIGN FLOW FROM 9 UNITS (210 GPD/UNIT) | 1,890 GPD |
| SEWER MAIN INFILTRATION | 87 GPD |
| TOTAL FLOW | 1,977 GPD |
- B. AVERAGE FLOWRATE:
- $$\frac{1,977 \text{ GPD}}{16 \text{ HOURS} \times 60 \text{ MIN/HR}} = 2.1 \text{ GPM}$$
- C. HEAD LOSSES:
- 3" DELIVERY PIPE (200' SDR 26 PVC) 12 FT
- STATIC LIFT (146'-125') 210 FT
- VALVES & FITTINGS 40 FT
- TOTAL HEAD LOSS 262 FT
- PUMP REQUIREMENTS** - 1 SUBMERSIBLE SEWAGE EJECTOR PUMP CAPABLE OF PUMPING A MINIMUM OF 50 GPM AT 30 FT TOTAL HEAD, SINGLE PHASE (HYDROMATIC S833 OR EQUAL)
- E. ELECTRICAL CONTROLS** - ALL ELECTRIC WIRING SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE
- F. FLOATS** - MERCURY SWITCH TO BE COMPLETELY SEALED, MADE OF CORROSION RESISTANT SOLUTION AND INTRINSICALLY SAFE. ELECTRICAL CABLE TO BE FLEXIBLE TWO CONDUCTOR WITH NEOPRENE JACKET.
- G. DOSE DESIGN:**
- WITH 12 HR DAILY FLOWRATE = 3 GPM
- DAILY FLOW = 1,977 GPD
- DOSE VOLUME FOR 30 MIN. MAXIMUM RETENTION TIME IS 3 GPM X 30 MINUTES = 90 GALLON DOSE.
- H. EMERGENCY STORAGE** (BASED ON STATE DESIGN FLOWS WITH FUTURE EXPANSION)
- PROVIDE 24 HOURS OF STORAGE
- TOTAL DAILY FLOW (STATE FIGURES) = 1,977 GPD
- 1,977 GALLONS PROVIDED
- I. SUBMITTALS REQUIRED:** PUMP, ACCESS LID, WETWELL, FLOATS AND FLOAT HANGER BRACKET, CHECK VALVES, GATE VALVES, SOLID SLEEVE COUPLINGS, AND OPERATION AND MAINTENANCE MANUALS.



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Lands of
Tim Alles & Bill Ellis
Ethan Allen Parkway, Burlington, Vermont

A PLANNED RESIDENTIAL DEVELOPMENT
SANITARY & STORM SEWER
DETAILS AND
SPECIFICATIONS

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Tel: 802-878-4150

proj. no. 07028
survey Others
design DLH
drawn SEA
checked D.J.G.
date 04/09/07
scale
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LANDSCAPE SPECIFICATIONS

TREE AND SHRUB PLANTINGS

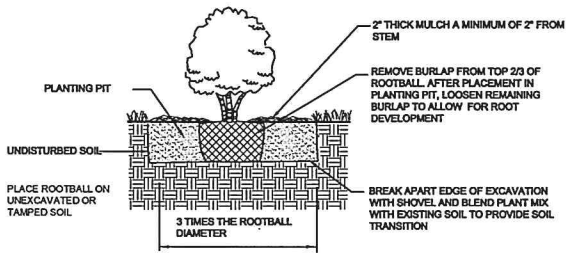
- ALL PLANT MATERIALS SHALL CONFORM TO THE INTERNATIONAL SOCIETY OF ARBORICULTURE PRINCIPALS AND PRACTICES OF PLANTING TREES AND SHRUBS, AND THE MOST RECENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK - ANSI Z60.1.
- CONTRACTOR SHALL STAKE ALL PLANT LOCATIONS AND THE ENGINEER SHALL APPROVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROTECT LANDSCAPE PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS. PLANTS THAT ARE TO BE TEMPORARILY STORED ON SITE UNTIL READY FOR INSTALLATION SHALL BE KEPT SHADED AND PROTECTED WITH SOIL, BARK MULCH OR OTHER ACCEPTABLE MATERIAL AND REGULARLY WATERED.
- DURING INSTALLATION OF LANDSCAPE PLANTINGS, CONTRACTOR SHALL DETERMINE WHERE EXISTING UNDERGROUND UTILITIES ARE LOCATED TO AVOID INTERFERENCE.
- STREET TREES TO ARRIVE FROM NURSERY WITH 6 FEET/2 METERS BETWEEN THE FINISHED GRADE AND THE FIRST TREE BRANCH.
- DO NOT PRUNE THE TREES OR SHRUBS AT PLANTING. PRUNE ONLY DEAD OR CRUSHED ROOTS AND DEAD OR INJURED BRANCHES.
- TREES SHALL HAVE A MINIMUM 50% LIVE CROWN RATIO.
- EACH TREE AND SHRUB MUST BE PLANTED SUCH THAT THE ROOT FLARE AND MAIN ORDER ROOTS ARE VISIBLE AT THE TOP OF THE ROOT BALL. WHERE THE MAIN ORDER ROOTS ARE NOT VISIBLE, EXCESS SOIL SHALL BE REMOVED TO LOCATE THEM. PLANT TREES AND SHRUBS SO THAT THE MAIN ORDER ROOTS ARE AT FINISHED GRADE. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL OR MULCH.
- EXAMINE ENTIRE TREE AND SHRUB AND REMOVE ALL NURSERY TAGS, TREE WRAP, ROPE, STRING AND SURVEYOR TAPE PRIOR TO PLANTING TO PREVENT GIRDLING.
- FOR ALL TREES AND SHRUBS:
CUT AND REMOVE WIRE MESH BASKET. CUT AND REMOVE ROPE AND BURLAP WRAP FROM TOP 2/3 OF ROOTBALL AFTER PLACEMENT IN PLANTING PIT. LOOSEN REMAINING BURLAP TO ALLOW FOR ROOT DEVELOPMENT. IF THE TREE OR SHRUB HAS SYNTHETIC OR TREATED BURLAP, REMOVE IT ENTIRELY AFTER PLACING ROOT BALL IN PLANTING PIT.
- BREAK APART EDGE OF EXCAVATION WITH SHOVEL AND BLEND PLANT MIX WITH EXISTING SOIL TO PROVIDE SOIL TRANSITION.
- TREE PIT AREA SHALL HAVE A MINIMUM DEPTH OF 36". SHRUB PLANTING PIT SHALL HAVE A 24" MINIMUM DEPTH. THE TREE PIT AREA SHALL HAVE THE PLANT MIX SPECIFIED BELOW.
- STAKING REQUIRED ONLY IN SITUATIONS WHERE TREES WILL BE SUBJECTED TO WINDY CONDITIONS AS DETERMINED BY THE ENGINEER. STAKES SHALL BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTY PERIOD.
- PLANT MIX SHALL CONSIST OF THE FOLLOWING RATIO: 1/3 PART COMPOST, 2/3 PARTS TOPSOIL. PLANT MIX TO BE TESTED AND APPROVED FOR QUALITY BY ENGINEER PRIOR TO INSTALLATION. THE CORRECT GRADE OF COMPOST IS AVAILABLE FROM, BUT NOT LIMITED TO, THE FOLLOWING MANUFACTURERS: INTERVALE COMPOST PRODUCTS, VERMONT NATURAL PRODUCTS AND VERMONT COMPOST COMPANY.
- FOLLOWING PLANTING, FERTILIZER AND MYCORRHIZAL FUNGI SHALL BE APPLIED TO TREES AND SHRUBS.
- ONCE ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED, PLACE A LIGHT LAYER OF HEMLOCK OR PINE BARK MULCH; MAXIMUM OF 2" THICK, ON PLANTING BEDS. NO DYED MULCH WILL BE ACCEPTED.
- WATER ALL TREES AND SHRUBS THOROUGHLY ONCE PLANTED TO PULL SOILS AGAINST ROOT BALL AND SETTLE AIR POCKETS. ADDITIONAL SOIL MAY BE NEEDED; WATER AGAIN TO ENSURE COMPLETE COMPACTION. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE ADJACENT MATERIAL AND REMOVE DEAD MATERIAL. THERE SHALL BE NO WATERING BERM INSTALLED AROUND PLANTS.
- CORRECT WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER PERMITS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE PLANTINGS AND SHALL INCLUDE PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE DURING CONSTRUCTION AND WARRANTY AND UNTIL ACCEPTANCE. CONTRACTOR SHALL WATER ALL PLANTINGS DAILY.
- ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER PLANTING.

TURF ESTABLISHMENT

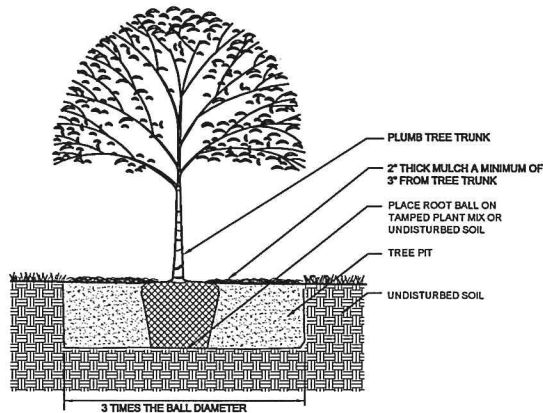
ALL DISTURBED AREAS THAT DO NOT HAVE AN IMPERVIOUS SURFACE (PAVEMENT, SIDEWALKS, ROOFS) SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO OCTOBER 1. ANY WORK PERFORMED AFTER SEPTEMBER 15 OF EACH YEAR SHALL BE STABILIZED WITH MULCH OR NETTING SUFFICIENT TO PREVENT EROSION AND SHALL BE IMMEDIATELY SEEDED AND REMULCHED AS SOON AS WEATHER PERMITS IN THE SPRING. PLACEMENT OF TOPSOIL, AND THE APPLICATION OF SEED, FERTILIZER, LIME (WHERE APPLICABLE), AND MULCH SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- A MINIMUM OF 4" OF APPROVED TOPSOIL SHALL BE PLACED IN ALL AREAS. PLACEMENT OF TOPSOIL SHALL NOT BE DONE WHEN THE GROUND OR TOPSOIL IS FROZEN, EXCESSIVELY WET, OR OTHERWISE IN A CONDITION DETRIMENTAL TO THE WORK. FOLLOWING PLACEMENT OF TOPSOIL, THE SURFACE SHALL BE RAKED. ALL STONES, LUMPS, ROOTS, OR OTHER OBJECTIONAL MATERIAL SHALL BE REMOVED.
- SEED MIXTURES SHALL CONFORM TO THE SEED MIX TABLES SHOWN ON THIS SHEET AND BE SPREAD UNFORMALLY IN ALL AREAS INDICATED ON THE PLANS AT THE SPECIFIED RATE. FOR SEEDING BETWEEN SEPTEMBER 1 AND OCTOBER 1, WINTER RYE SHALL BE OVERSEEDDED AT AN APPLICATION RATE OF 100 POUNDS PER ACRE.
- FERTILIZER SHALL CONFORM TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS AND BE APPLIED ONLY AFTER PERFORMING A SOIL TEST AND BE APPLIED BASED UPON SOIL DEFICIENCIES. LIME SHALL ONLY BE APPLIED AS NEEDED BASED UPON A SOIL pH TEST.
- WITHIN 24 HOURS OF APPLICATION OF SEED, FERTILIZER AND LIME, THE SURFACE SHALL BE MULCHED WITH A HAY MULCH. MULCH SHALL BE SPREAD UNFORMALLY OVER THE AREA AT A MINIMUM RATE OF 2 TONS PER ACRE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A FULL GROWTH OF GRASS IN ALL DISTURBED AREAS TO BE RE-VEGETATED. VEGETATION GROWTH SHALL BE PERMANENT AND SUFFICIENT TO PREVENT EROSION OF THE UNDERLYING SOIL UNDER ALL CONDITIONS OF PRECIPITATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND CARING FOR SEEDED, MULCHED, AND AREAS OF ESTABLISHED VEGETATION UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

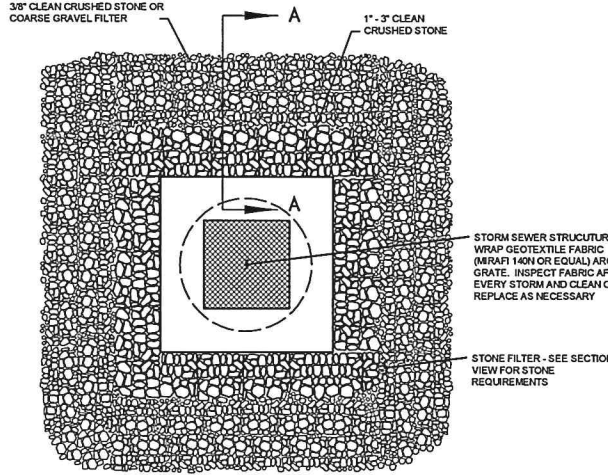
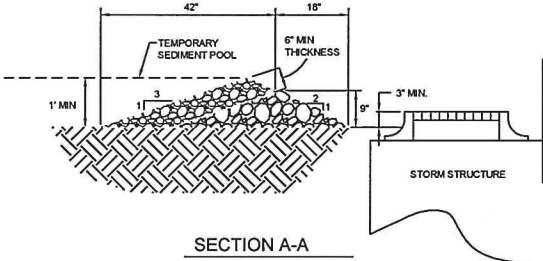
URBAN MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
37.5	45	CREeping RED FESCUE
31.25	37.5	KENTUCKY BLUEGRASS
31.25	37.5	WINTER HARDY, PERENNIAL RYE
100	120 # LIVE SEED PER ACRE	



SHRUB PLANTING DETAIL
NTS



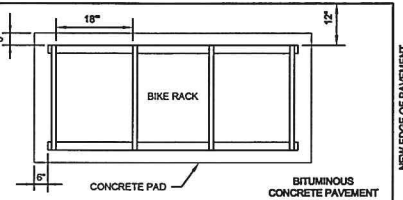
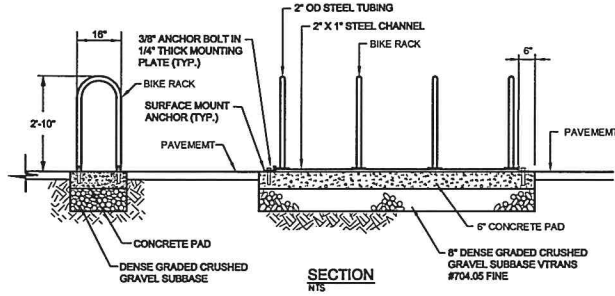
STREET TREE PLANTING DETAIL
NTS



- NOTES:
- INLET PROTECTION TO BE PROVIDED AT ALL CATCH BASINS OR YARD INLETS.
 - THE STONE FILTER SHALL BE INSPECTED FOLLOWING EACH STORM. ACCUMULATED SEDIMENTS SHALL BE REMOVED AND THE STONE REPLACED AS NECESSARY.
 - THE LIMITS OF THE STONE AROUND THE INLET MAY BE MODIFIED BY THE ENGINEER DEPENDING ON THE TOPOGRAPHY DIRECTION OF RUNOFF TO THE CATCH BASIN.

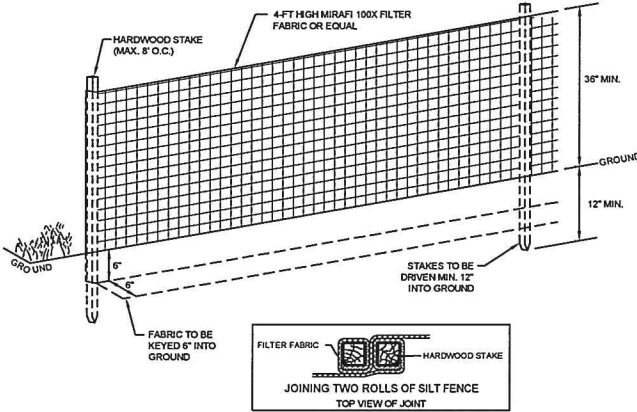
CATCH BASIN INLET PROTECTION

NTS



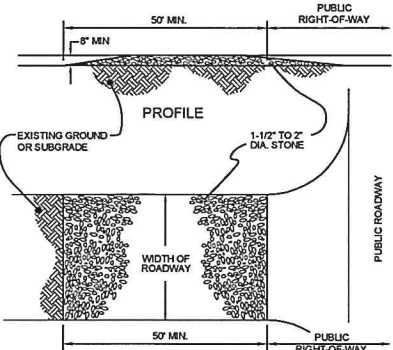
- NOTES:
- BIKE RACK SHALL BE POWDER COATED STAINLESS STEEL. INSTALL BIKE RACK ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - BIKE RACKS SHALL BE POWDER COATED BLACK AND INCLUDE 4 OR 6 RACKS, AS INDICATED ON PLANS.
 - SEE PLAN FOR LOCATION AND LAYOUT.

BIKE RACK DETAIL
NTS



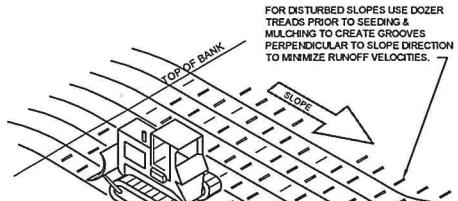
- NOTES:
- USE ONLY MANUAL METHODS OF INSTALLATION AND CLEANING WITHIN WETLAND AND BUFFER ZONE.
 - PRIOR TO BEGINNING OF CONSTRUCTION OR EARTHMOVING, THE CONTRACTOR SHALL INSTALL A CONTINUOUS SILT FENCE AT THE LIMIT OF DISTURBANCE SHOWN ON THE SITE PLAN.
 - FROZEN MATERIAL SHALL NOT BE USED TO KEY IN THE BOTTOM OF THE SILT FENCE. IF NECESSARY, GRANULAR BORROW SHALL BE USED BY THE CONTRACTOR TO KEY IN THE SILT FENCE RATHER THAN FROZEN NATIVE MATERIAL.
 - THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF TOPSOIL STOCKPILES AND AT OTHER LOCATIONS AS NEEDED.

TEMPORARY SILT FENCE
NTS



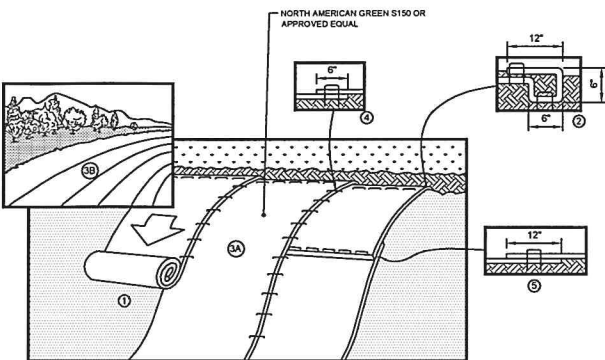
- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
 - THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECESSARY TO CONTROL DUST DURING THE SUMMER.
 - PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY.

STABILIZED CONSTRUCTION EXIT
NTS



- SEQUENCE OF EVENTS:
TOPSOIL, SEED, MULCH AND INSTALL MATTING, OR HYDROSEED WITH APPROVED BINDER AFTER SURFACE ROUGHENING.

SLOPE GRADING
NTS



- EROSION MATTING WILL BE USED ON SLOPES STEEPER THAN 3H:1V OR AS SHOWN ON THE PLANS.
- PREPARE SOIL BEFORE INSTALLING MATTING, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. SOIL SURFACE SHALL BE GRADED SMOOTH WITHOUT ROOTS, STONES OR OTHER PROTRUSIONS THAT WILL PREVENT THE MATTING FROM BEING APPLIED IN FULL CONTACT WITH THE SOIL SURFACE.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE MATTING IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF MATTING EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE MATTING WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF MATTING BACK OVER SEED AND COMPACTED SOIL. SECURE MATTING OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" PART ACROSS THE WIDTH OF THE MATTING.
- ROLL THE MATTING (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. INSURE THAT THE APPROPRIATE SIDE OF THE MATTING IS AGAINST THE SOIL SURFACE. ALL MATTING MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE MANUFACTURER'S STAPLE PATTERN GUIDE FOR THE PARTICULAR PRODUCT AND APPLICATION. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE MATTING.
- THE EDGES OF PARALLEL MATTING MUST BE STAPLED WITH APPROXIMATELY 6" OVERLAP DEPENDING ON MATTING TYPE.
- CONSECUTIVE MATTING SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE - WITH THE UPPER MATTING PLACED OVER THE TOP OF THE LOWER MATTING) WITH AN APPROXIMATE 12" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE MATTING WIDTH.

EROSION MATTING FOR SLOPES
NTS

4-1-15	REVISED FOR PRELIMINARY RE-FILE TO CITY	DLH
5-24-11	ADD EASEMENT AND CONVEYANCE TO CITY	DLH
4-4-11	REVISE LAYOUT	DLH
10-29-10	REVISE LAYOUT	DLH
8-26-10	GENERAL REVISIONS PER COURT APPEAL	DLH
9-11-09	REVISED PERVIOUS CONCRETE DETAILS	DLH
7-13-09	REVISED LIGHTING AND LANDSCAPING	DLH
1-9-08	REVISED DRIVEWAY LAYOUT	DLH
10-3-07	REVISED LAYOUT	DLH
8-7-07	REVISED LAYOUT	DLH
Date	Revision	By

These plans shall only be used for the purpose shown below:

- | | |
|---|---|
| ☐ Sketch/Concept | ☐ Act 250 Review |
| ☒ Preliminary | ☐ Construction |
| ☐ Final Local Review | ☐ Record Drawing |

Lands of
Tim Alles & Bill Ellis
Ethan Allen Parkway, Burlington, Vermont

A PLANNED RESIDENTIAL DEVELOPMENT
**LANDSCAPING & EROSION
DETAILS AND
SPECIFICATIONS**

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Essex Junction, VT 05452
Tel: 802-878-4450

proj. no.
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9

NOT FOR CONSTRUCTION

WATER DISTRIBUTION SPECIFICATIONS

1.1 GENERAL:

This Plan shall consist of the labor, equipment, and material required for the complete construction of the watermain and services which shall include excavation, backfilling, pipe, valves, tees, hydrants, elbows, reducing, and all other appurtenances necessary for a complete watermain system as indicated on the accepted drawings. All materials and installations shall be approved by the local municipal water authority.

1.2 WATER MAIN PIPE MATERIALS:

DUCTILE IRON PIPE

Pipe shall be a minimum diameter of six inches (6") and conform to current AWWA C600 or ANSI Specification A21.51. Push-on joint pipe shall be minimum thickness Class 51.

Pipe shall be cement mortar-lined on the inside in accordance with AWWA C151.51 or ANSI Specification A21.4 except that the cement-lining thickness shall not be less than three-sixteenths inch (3/16"). A plus tolerance of one-eighths inch (1/8") will be permitted.

1.3 FITTINGS:

Ductile iron fittings shall be cement-lined, have 350 pounds working pressure, and be in accordance with AWWA C-104, C-110, C-111, C-153 for compact fittings. Mechanical joint nuts and bolts shall be high strength, low alloy steel per ANSI A-21.11. Ductile iron fittings larger than twelve inches (12") shall have a standard body length equal to Class 250 cast iron fittings. Cast Iron Class 250 fittings will be allowed in lieu of ductile iron fittings in sizes larger than twelve inches (12").

Megalug retainer glands or an approved equal shall be used on all vertical bends and as shown on the plans.

1.4 GATE VALVE RESILIENT SEAT:

Gate valves shall be AWWA C-509 Standard Gate Valves with mechanical joints of sizes as required on the plans. Valves 12" and smaller shall be bubble tight, zero leakage at 200 psi working pressure. All valves shall be of cast or ductile iron body, parallel brass seats, non-rising stem, inside screw, double disk construction with "O" Ring Stem Seals. All valves to be equipped with a valve box for a minimum of 5.5' of cover material. The gate valves shall open counter clockwise and be provided with a 2" square operating nut with arrow cast in metal to indicate direction of opening.

Each valve shall have maker's name, pressure rating, and year in which manufactured cast on the body. Prior to shipment from the factory, each valve shall be tested by hydrostatic pressure equal to twice the specified working pressure. Buried valves shall be installed with a valve box. All gate valves shall be bubble tight or equal.

1.5 VALVE BOXES:

Valve boxes are to be installed on all buried valves. The boxes shall be cast iron with a minimum five and one quarter inch (5 1/4") diameter and long enough to extend from the valve to the finished grade. The boxes shall enclose the operating nut and the stuffing box of the valve. Valve boxes shall not transfer loads onto the valve. Covers shall be close fitting and dirt-tight with the top of the cover flush with the top of the rim box. Covers shall be marked "water" with an arrow indicating the direction of opening. Valve boxes shall be three piece, screw type manufactured by Kennedy figure 121 or equal.

1.6 FIRE HYDRANTS:

All hydrants are to be 3-way, 5" minimum diameter and limited to the following makes:

Mueller Centurion figure A-423 or Kennedy Guardian K-81KA, and shall conform with AWWA C502.

Main Valve Opening: 5 1/4 inches

Nozzle Arrangement: Two 2 1/2 inch hose nozzles NST threads.

One 4 1/2 inch pumper nozzle NST threads.

Inlet Connection: 6 inch mechanical joint, MEGA-LUG and thrust block

Operating Nut: Standard 1" pentagon

Direction of Opening: Counterclockwise

Color: Enamelled hydrant red

Depth of Bury: Hydrant shall be installed to the manufacturer's instructions with nozzles about 18'-21" above finish grade.

1.7 HYDRANT BRANCHES:

Hydrant assemblies shall consist of a six inch (6") mechanical joint gate valve conforming to AWWA C-509; a length of six inch (6") Class 51 ductile iron pipe with a cement-lining; and the fire hydrant, MEGA-LUG retainer glands or approved equal shall be used.

1.8 WATER SERVICE CONNECTION:

A. GENERAL REQUIREMENTS

The Contractor shall install three-fourths inch to two inch (3/4") copper type K services as indicated on the Contract Drawings or as directed by the Engineer. Each service shall consist of a corporation, curbstop, copper tubing, and a curb box with service rod. Corporation shall be attached to the ductile iron pipe by means of a direct tap.

B. CORPORATIONS

Corporations shall be Waterworks Brass and manufactured in accordance with AWWA C800. Corporations shall have Mueller threads, adopted as AWWA Figure #1, at the inlet and a compression-type fitting at the outlet. Both inlet and outlet shall be of the same size. Corporations shall be used for all taps larger than three-fourths inch (3/4") in diameter.

Corporations shall be directly tapped into ductile iron pipe larger than two inches (2") in diameter. In no other instance, except when a tapping sleeve and valve is used, shall a tap be made and a corporation installed without the use of a tapping saddle. Corporations shall be Mueller H-15009 or equal.

C. CURBSTOPS

Curbstops shall be a quarter-turn, plug-type valve with an "O" ring-type seal and shall be manufactured of Waterworks Brass in accordance with AWWA C800. The curbstop shall open left and have a positive stop. No curbstop shall have the ability to drain the service line. Both inlet and outlet of the curbstop shall have compression-type fittings. The top head of the curb-stop shall have provision for the connection of a service rod. Curbstops shall be Mueller H-15009 or equal. (Mueller 300 Ball Valves are not acceptable.)

D. SERVICE LINES

Copper tubing shall be type "K", soft-temper, conforming to ASTM B88. The name or trademark of the manufacturer and type shall be stamped at regular intervals along the pipe.

All domestic services and domestic fire sprinkler systems that are connected to the public water system shall be protected according to their degree of hazard, with a backflow prevention assembly, and with an appropriate thermal expansion system.

E. CURB BOXES AND RODS

Curb boxes shall be of the sliding adjustable-type capable of adjusting from five feet to six feet (5' - 6'). The base of the box shall be arch-type so as to prevent the box from resting directly on the curbstop. The adjustable upper section shall be one inch (1") in diameter for use with three-fourths and one inch (3/4" and 1") curbstops. For larger curbstops, the upper section shall be one and one-fourths inches (1 1/4") in diameter.

Stationary rods affixed to the key of the curbstop shall be thirty inches (30") in length for three-fourths and one inch (3/4" and 1") curbstops and twenty-four inches (24") for larger curbstops. The cover of the box shall be by "Mueller" with the two-hole cover. The word "WATER" shall be inscribed on the cover of the box. Both the cover and the upper section of the box shall be able to be located with an aqua-type metal locator.

F. BUILDING SERVICE CONSTRUCTION METHODS

The Contractor shall make all necessary taps into the watermain and will install for each unit an approved brass corporation stop.

The Contractor shall also connect the type "K" copper service pipe to the flanged joint, which shall be connected to the brass type curbstop with inlet and outlet for the appropriate type "K" copper service pipe. Such curbstop shall be located not less than six feet (6') below the ground surface and shall be accessible from the surface through an approved valve box.

Unit Connections: The unit connections shall be made by installing three-fourths inch (3/4") type "K" copper pipe or approved equal on the end of the approved brass curbstop and proceeding through the cellar wall to an approved three-fourths inch (3/4") meter spacer with spuds furnished by the Municipality and installed by the Contractor in accordance with good plumbing practices.

1.9 CONSTRUCTION METHODS

A. INSPECTION AND TESTING

All pipe and fittings shall be inspected and tested in accordance with the manufacturer's specifications and the aforementioned AWWA Specifications. The Contractor shall furnish for approval certification from the pipe manufacturer that all tests have been performed with satisfactory results. Pipe shall not be installed without the Engineer's or Water Authority's approval.

B. INSTALLATION

Pipes, fittings, and accessories shall be carefully handled to avoid damage. Prior to the date of acceptance of the project work by the Owner, the Contractor shall replace any new pipe or accessory found to be defective at any time, including after installation, at no expense to the Owner. All installation and testing shall be done in accordance with AWWA Standard C-600 and ANSI Specification A21.11.

All pipes showing cracks shall be rejected. If cracks occur in the pipe, the Contractor may, at his own expense and with the approval of the Engineer, cut off the cracked portions at a point at least twelve inches (12") from the visible limits of the crack and use the sound portion of the pipe. All pipes and fittings shall be cleared of all foreign matter and debris prior to installation and shall be kept clean until the time of acceptance by the Owner.

At all times, when the pipe laying is not actually in progress, the open ends of the pipe shall be closed by temporary watertight plugs or by other approved means. If water is in the trench when work is resumed, the plug shall not be removed until all danger of water entering the pipe has passed. The pipe shall be installed in trenches and at the line and grade shown on the Contract Drawings.

Any deflection joints shall be within the limits specified by the manufacturer. All piping and appurtenances connected to the equipment shall be supported so that no strain will be imposed on the equipment. If the equipment manufacturer's specifications include that piping loads are not to be transferred, the Contractor shall submit certification of compliance.

Concrete thrust blocks shall be installed on all plugs, tees, and bends deflecting 11 1/4 degrees or more. Care shall be taken to ensure that concrete will not come in contact with flanges, joints, or bolts. The required area of thrust blocks are indicated on the plans or shall be as approved by the Engineer.

Whenever sewers cross under watermain, the watermain shall be laid at such an elevation that the bottom of the watermain is at least 18 inches above the top of the sewer. This vertical separation shall be maintained for that portion of the watermain located within ten feet (10') horizontally of any sewer it crosses.

There shall be no physical connection between the distribution system and any pipes, pumps, hydrants, or tanks which are supplied or may be supplied with a water that is, or may be, contaminated. In instances where the use of different types of pipe require joining, the Contractor shall furnish and install all necessary adapters.

All trenching safety standards shall be in conformance with all applicable State and Federal Guidelines.

The Contractor shall, at all times, keep the trenches entirely free of water until all work is finished and ready for backfilling. After the various pipelines have been installed, the trenches and other areas to be filled shall be backfilled to subgrade with, wherever possible, material excavated from the trench. No backfilling will be allowed until any concrete masonry has set sufficiently, as determined by the Engineer.

All material for backfilling shall be free of roots, stumps, and front. Materials used for backfilling trenches shall be free of stones weighing over 30 pounds. No stones measuring over one and one-half inches (1 1/2") in the longest dimension shall be placed within one foot (1') of the pipeline being backfilled.

Backfill for all pipelines shall be placed in six inch (6") layers, each layer being thoroughly compacted to not less than 95 percent of maximum dry density as determined by the AASHTO-T-99 Standard Proctor. Particular precautions shall be taken in the placement and compaction of the backfill material to prevent the pipe or structure. The backfill shall be brought up evenly. All watermain shall be installed with a minimum cover depth of six (6').

Surplus excavated materials not used for backfill shall be disposed of in a manner satisfactory to the Engineer. All surplus material or spoil shall be removed promptly and disposed of so as not to be objectionable to abutters or to the general public.

The contractor shall provide a stable, temporary PVC marker approved by the Engineer at all gate valves, curb stops, and at the end of waterlines to a point six inches (6") above finish grade. The marker shall be sealed securely into the ground.

C. FIELD TESTING

Except as otherwise directed, all pipelines shall be tested. Pipelines laid in excavation or bedded in concrete shall be tested prior to backfilling or the placing of concrete, and any exposed piping shall be tested prior to field painting. The Contractor shall furnish all gauges, test plugs, caps, and all other necessary equipment and labor to perform leakage and pressure test in sections of an approved length. Each valved section or a maximum of one thousand feet (1,000') of the pipe shall be tested. All water required for testing shall be potable. All testing shall be conducted in the presence of the Engineer.

For the pressure test, the Contractor shall develop and maintain 200 pounds per square inch for two hours. Failure to hold the designated pressure for the two-hour period constitutes a failure of the section tested. The leakage test shall be performed concurrently with the pressure test. During the test, the Contractor shall measure the quantity of water required to maintain the test pressure. Leakage shall not exceed the quantity given by:

$$L = SD (\text{Square root of } P) / 148,000$$

where: L = Leakage in gallons/hour

S = Length of pipeline tested

D = Diameter of pipe in inches

P = Average test pressure in psi

All testing shall be conducted in accordance with AWWA C-600 latest revision. Should any section of the pipe fail either the pressure or leakage tests, the Contractor shall do everything necessary to locate and repair or replace the defective pipe, fittings, or joints at no expense to the Owner.

D. DISINFECTION:

Chlorination of the watermain shall be conducted only after the main has been flushed and a clear stream is obtained as determined by the Engineer.

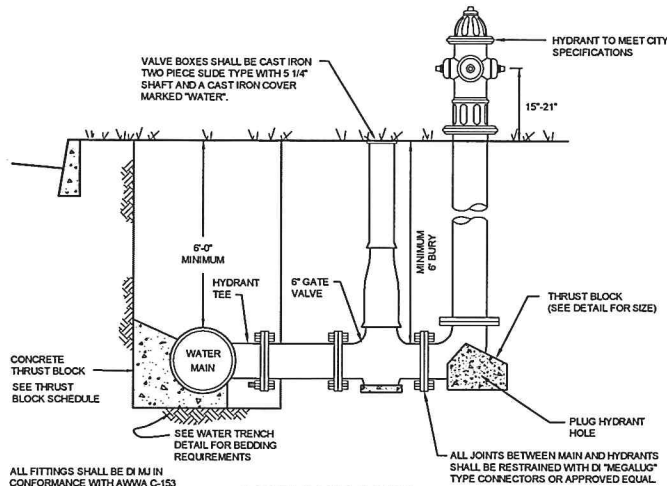
The Contractor shall furnish all labor, equipment, materials, and tools necessary to disinfect the pipe and appurtenances in accordance with the AWWA Standard for Disinfecting Watermain, C-651, with the exception of the tablet method.

The method of disinfection shall be by the continuous feed method unless otherwise approved by the Engineer. After filling, flushing, and the addition of chlorine solution, the free chlorine concentration within the pipe shall be at least 25 mg/L. The chlorinated water shall remain in the main for a period of at least 24 hours. At the end of this period, the treated water in all portions of the main shall not have a residual of less than 10 mg/L of free chlorine. All disinfection shall be performed under the supervision of the Engineer. The disinfection process shall be deemed acceptable only after (2) samples of water from the flushed, disinfected main taken by the Engineer and tested at an approved laboratory show no evidence of bacteriological contamination. Disinfection shall conform to the latest AWWA C-651 revision.

The pipeline and appurtenances shall be maintained in an uncontaminated condition until final acceptance. Disinfection shall be repeated when and where required at no expense to the Owner until final acceptance by the Owner.

E. FROST PROTECTION OF SHALLOW WATERLINES

Waterlines with less than six feet (6') of cover over the crown, or where indicated on the plans, shall be protected against freezing by installation of two inch (2") thick Styrofoam SM insulating sheets with a total width of four feet (4') or twice the pipe diameter, whichever is greater. The sheets shall be placed six inches (6") above the crown of the main after compaction of the six inch (6") lift immediately above the crown. Care shall be exercised by the Contractor during backfill and compaction over the styrofoam sheets to prevent damage to the sheets. Styrofoam SM sheets shall meet the compressive strength requirements of ASTM D1621-73 and shall be as manufactured by Dow Chemical Company, Midland, Michigan, or equivalent. In no case shall the waterlines have less than four feet (4') of cover over the top of the pipe.

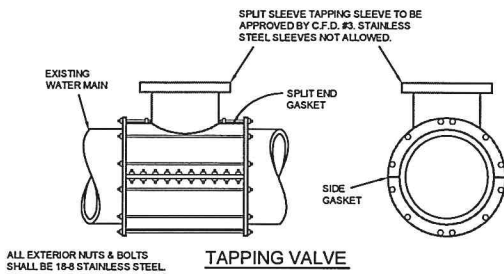


GATE VALVE NOTES

1. GATE VALVES SHALL CONFORM TO AWWA C500.
2. THE GATE VALVES SHALL OPEN LEFT AND BE DESIGNED FOR A WORKING PRESSURE OF 200 PSI
3. ALL GATE VALVES SHALL BE OF CAST OR DUCTILE IRON BODY, PARALLEL BRASS SEATS, NON-RISING STEM, INSIDE SCREW, RESILIENT WEDGE CONSTRUCTION WITH "O" RING STEM SEALS.
4. ALL VALVES SHALL BE EQUIPPED WITH A VALVE BOX FOR A MINIMUM OF 5' OF COVER MATERIAL.

HYDRANT DETAIL

NTS



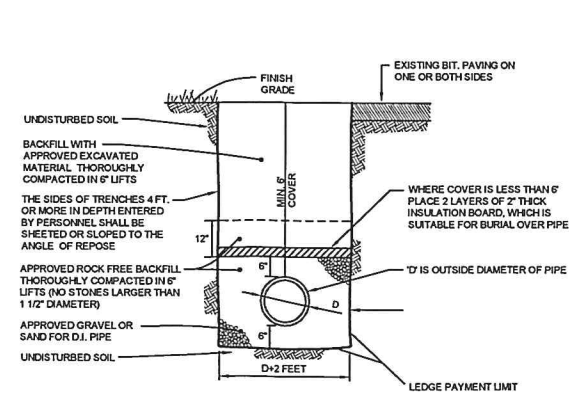
TAPPING VALVE

NTS

1. TAPPING SLEEVES SHALL BE OF THE SPLIT SLEEVE DESIGN CONSTRUCTED WITH TWO SOLID HALF-SLEEVES BOLTED TOGETHER. SLEEVES SHALL BE CONSTRUCTED OF DUCTILE IRON, SHALL HAVE A WORKING PRESSURE OF AT LEAST 150 PSI, AND SHALL HAVE MECHANICAL JOINT ENDS AND SIDE GASKET SEALS.
2. ALL IRON BODY TAPPING SLEEVES SHALL BE PROVIDED WITH A 3/4" NPT TEST PLUG, OR OTHER PROVISIONS MUST BE MADE FOR AIR TESTING THE VALVE AND SLEEVE AT MAXIMUM WORKING PRESSURE, PRIOR TO TAPPING.
3. ALL BOLTS AND NUTS FOR FLANGED JOINTS OF TAPPING SLEEVES SHALL BE OF AISC TYPE 304 STAINLESS STEEL.
4. ALL EXTERIOR BOLTS AND NUTS FOR TAPPING SLEEVES OR VALVES SHALL BE STAINLESS STEEL.
5. ALL BOLTS AND NUTS SHALL BE SOUND, CLEAN, AND COATED WITH A RUST RESISTANT LUBRICANT; THEIR SURFACES SHALL BE FREE OF OBJECTIONABLE PROTRUSIONS THAT WOULD INTERFERE WITH THEIR FIT IN THE MADE-UP MECHANICAL OR FLANGED JOINT.
6. ALL EXTERIOR EXPOSED SURFACES SHALL BE FUSION BOND, EPOXY COATED TO A MINIMUM OF 10 MIL THICKNESS.
7. ALL BOLTS AND NUTS USED WITH ALL PIPE SLEEVES SHALL, UPON FINAL TIGHTENING AND TESTING, BE BRUSH COATED HEAVILY WITH BITUMASTIC COLD-APPLIED MATERIAL TO THOROUGHLY COVER ALL EXPOSED SURFACES OF THE BOLTS AND NUTS.

TAPPING VALVE and SLEEVE DETAIL

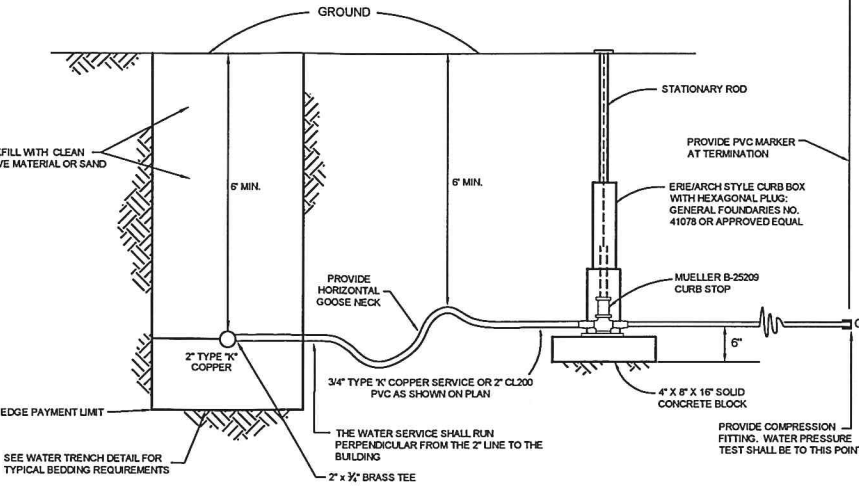
NTS



TYPICAL WATER TRENCH DETAIL

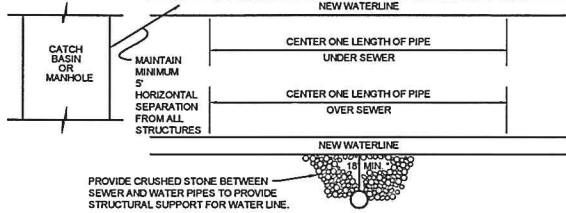
NTS

NOTE:
ALL DOMESTIC SERVICES AND DOMESTIC FIRE SPRINKLER SYSTEMS THAT ARE CONNECTED TO THE PUBLIC WATER SYSTEM SHALL BE PROTECTED ACCORDING TO THEIR DEGREE OF HAZARD, WITH A BACKFLOW PREVENTION ASSEMBLY, WITH AN APPROPRIATE THERMAL EXPANSION SYSTEM.



WATER SERVICE DETAIL

NTS



VERTICAL SEPARATION AT CROSSINGS:

SEWERS CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18" VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE OR IMPRACTICAL TO MAINTAIN THE 18" VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN, THE FOLLOWING CRITERIA APPLY:

- (A) THE CROSSINGS SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS;
- (B) 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;
- (C) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE, TO ASSURE WATER TIGHTNESS;
- (D) WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

SEWER / WATER SEPARATION DETAIL FOR CROSSINGS

NTS

4-1-15	REVISED FOR PRELIMINARY RE-FILE TO CITY	DLH
5-24-11	ADD EASEMENT AND CONVEYANCE TO CITY	DLH
4-4-11	REVISE LAYOUT	DLH
10-29-10	REVISE LAYOUT	DLH
8-26-10	GENERAL REVISIONS PER COURT APPEAL	DLH
9-11-09	REVISED PVIOUS CONCRETE DETAILS	DLH
7-13-09	REVISED LIGHTING AND LANDSCAPING	DLH
1-9-08	REVISED DRIVEWAY LAYOUT	DLH
10-5-07	REVISED LAYOUT	DLH
8-7-07	REVISED LAYOUT	DLH

Date	Revision	By
------	----------	----

These plans shall only be used for the purpose shown below:

- | | |
|---|---|
| ☐ Sketch/Concept | ☐ Act 250 Review |
| ☒ Preliminary | ☐ Construction |
| ☐ Final Local Review | ☐ Record Drawing |

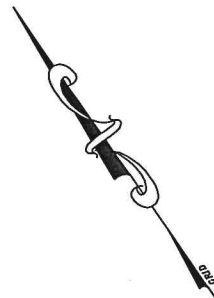
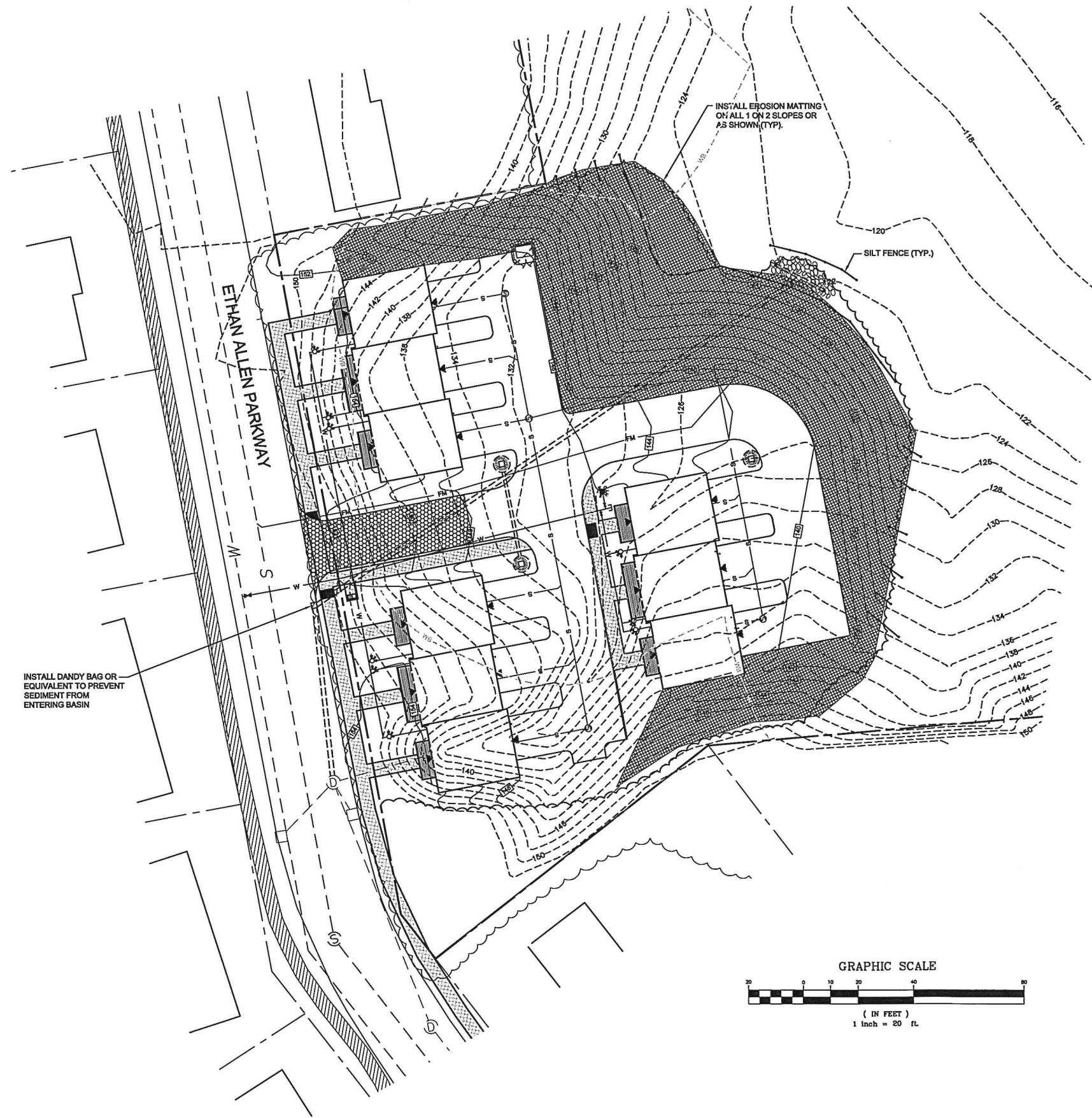
Lands of
Tim Alles & Bill Ellis
Ethan Allen Parkway, Burlington, Vermont
A PLANNED RESIDENTIAL DEVELOPMENT
WATER
DETAILS AND
SPECIFICATIONS

LD LAMOUREUX & DICKINSON
Consulting Engineers, Inc.
14 Morse Drive
Essex Junction, VT 05452
Tel: 802-878-4450

proj. no.
07028
survey
Others
design
DLH
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scale
N.T.S.
shl. no.
10

NOT FOR CONSTRUCTION

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- LEGEND**
- PROJECT BOUNDARY
 - PROPERTY LINE
 - SIDELINE OF EASEMENT
 - BUILDING SETBACK
 - N/F NOW OR FORMERLY
 - EXISTING GROUND CONTOUR
 - EXISTING WATER LINE, GATE VALVE & HYDRANT
 - EXISTING SANITARY SEWER LINE & MANHOLE
 - EXISTING STORM LINE AND CATCH BASIN
 - NEW TREE LINE
 - NEW STREET LIGHT
 - NEW WATER LINE, GATE VALVE AND HYDRANT
 - NEW SANITARY SEWER LINE AND MANHOLE
 - NEW STORM LINE AND CATCH BASIN
 - PROPOSED UNIT NUMBER

- EPSC LEGEND**
- STABILIZED CONSTRUCTION EXIT
 - EROSION MATTING
 - SILT FENCE
 - STONE INLET PROTECTION

5-24-11	ADD EASEMENT AND CONVEYANCE TO CITY	DLH
4-4-11	REVISE LAYOUT	DLH
10-29-10	REVISE LAYOUT	DLH
8-26-10	GENERAL REVISIONS PER COURT APPEAL	DLH
9-11-09	REVISED PERVIOUS CONCRETE DETAILS	DLH
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1-9-08	REVISED DRIVEWAY LAYOUT	DLH
10-5-07	REVISED LAYOUT	DLH
8-7-07	REVISED LAYOUT	DLH
Date	Revision	By

These plans shall only be used for the purpose shown below:			
☐ Sketch/Concept	☐ Act 250 Review		
☐ Preliminary	☐ Construction		
☐ Final Local Review	☐ Record Drawing		

NOT FOR CONSTRUCTION

Lands of

Tim Alles & Bill Ellis

Ethan Allen Parkway, Burlington, Vermont

A PLANNED RESIDENTIAL DEVELOPMENT

EROSION PREVENTION & SEDIMENT CONTROL PLAN

L

LAMOUREUX & DICKINSON
Consulting Engineers, Inc.
14 Morse Drive
Essex Junction, VT 05452
Tel: 802-878-4450

proj. no.
07028

survey
Others

design
DLH

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SEA

checked
DJG

date
04/09/07

scale
1" = 20'

sht. no.
11

RECEIVED

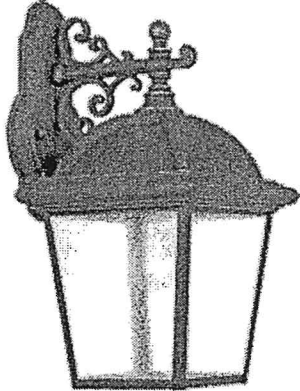
JUN 17 2015



Product Specifications Report

DEPARTMENT OF
PLANNING & ZONING

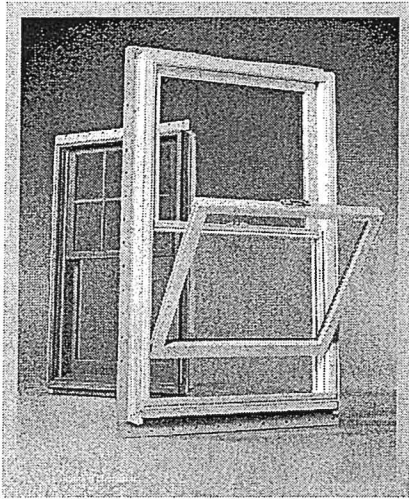
sea gull lighting.

Job Name:		Job Type:	
Comments:		Quantity:	
8844-85: Manufactured by Sea Gull Lighting		Dimensions:	
 8844-85 - Single-Light Charleston Wall Lantern Collection: Charleston Scrolled Gold Patina Cast Aluminum Single Light Outdoor Wall Lantern with Clear Seeded Glass. UPC #: 785652884450 Fixture Type: Outdoor Finish: Gold Patina (85)		Width: 8" Center of outlet box Down: 5 3/4"	
		Height: 15 1/2" Canopy Depth: 1"	
		Extends Max: 9 3/4" Canopy Height: 9 1/4"	
		Wire: 6 1/2"	
		Bulbs:	
		1 - Medium A - Line 100w max - Bulb Not Included Clear Bulb Recommended	
		Material List:	
		Material #1: Canopy - Die Cast Aluminum - Gold Patina	
		Material #2: Bracket - Die Cast Aluminum - Gold Patina	
		Material #3: Holder - Die Cast Aluminum - Gold Patina	
		Material #4: Housing - Glass - Clear Seeded	
		Safety Listing:	
		cUL Listed for Wet Locations	

Features:	
	•Replacement Glass Order: <u>G500125-67</u> Instruction Sheets •English(HC-417) •French(F-009)

Shipping Information (UPS Shipable:YES)														
Individual	Weight	Length	Width	Height	Carton	Weight	Length	Width	Height	Case	Weight	Length	Width	Height
Qty: 1	9 lbs	14.78"	13.58"	20.78"	Qty:1	9 lbs	14.78"	13.58"	20.78"	Qty:25	225 lbs	48"	40"	67"

Create PDF



- Slim frame and sash profile maximize the field of view
- Excellent for creating window combinations
- Easy to clean.
- Low maintenance.

Contents

Tilt-Wash Double-Hung Windows

Basic Unit Details - Tilt-Wash Double-Hung 3

Basic Unit Details - Double-Hung Picture and Transom Window 3

Options / Accessories

Andersen® Grilles 3

Stools and Extension Jambs for Tilt-Wash Basic Units 3

Stools and Extension Jambs for Double-Hung Picture Units 3

Stools and Extension Jambs for Double-Hung Transom Units 3

Combination Unit 3

Joining Details 3

Anchoring Methods 3-1

Suggested Product Applications 3-1

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PLANNING & ZONING

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PLANNING & ZONING



① North
1/8" = 1'-0"



Architectural Drafting
Services inc.

T 813.649.8078
F 813.649.8085
www.ADS-Studio.com

10946 Cross Creek Blvd. #308
Tampa, FL 33647

ELLIS/ALLES
LIAHONA WAY

No.	Description	Date

NORTH ELEVATION

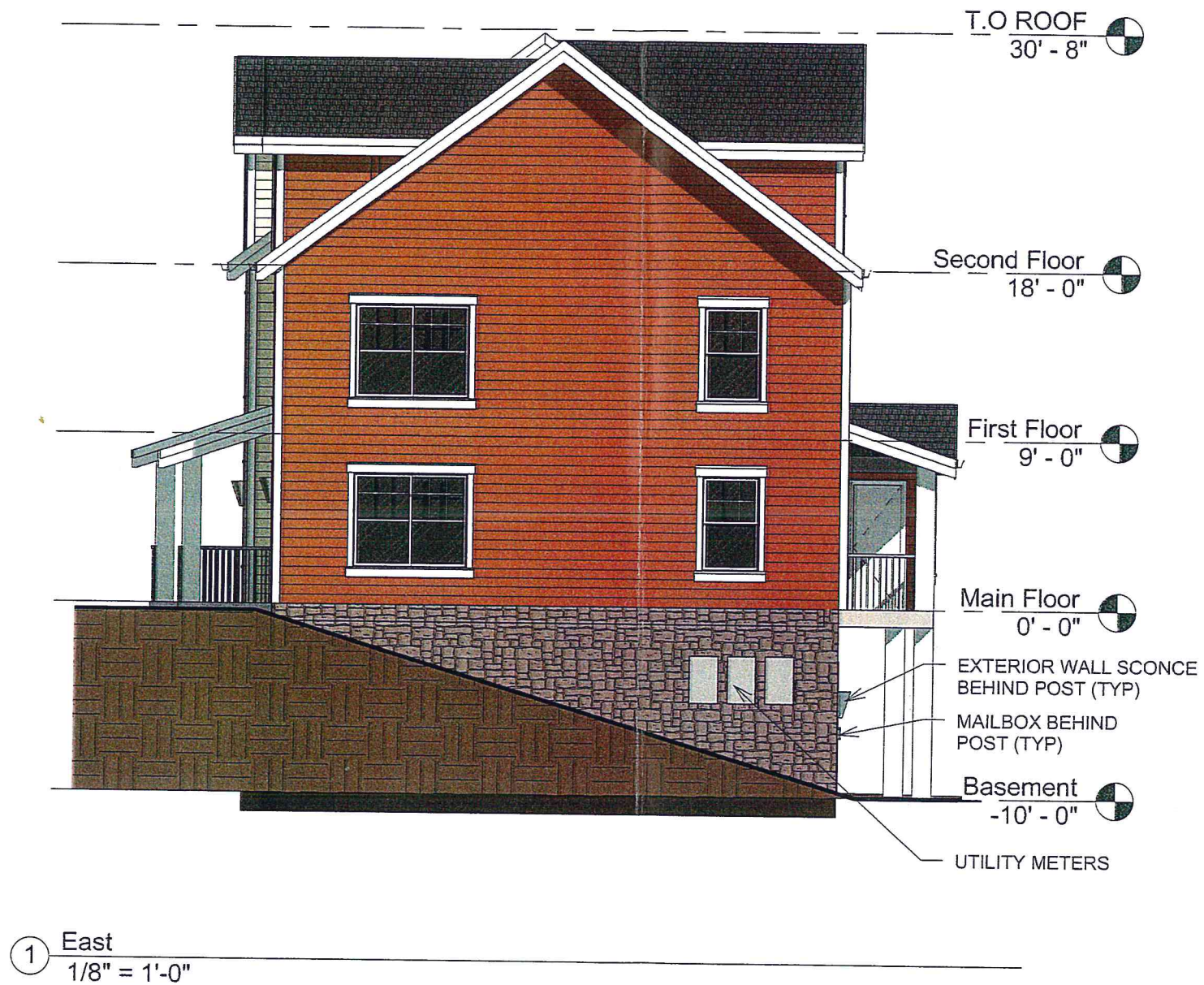
Project number
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Checked by Checker

A2

Scale 1/8" = 1'-0"

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JUN 17 2015

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Tampa, FL 33647

ELLIS/ALLES
LIAHONA WAY

No.	Description	Date

EAST ELEVATION

Project number
Date 10/11/07
Drawn by
Checked by

A3

Scale 1/8" = 1'-0"

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① South
1/8" = 1'-0"



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Tampa, FL 33647

ELLIS/ALLES
LIAHONA WAY

No.	Description	Date

SOUTH ELEVATION

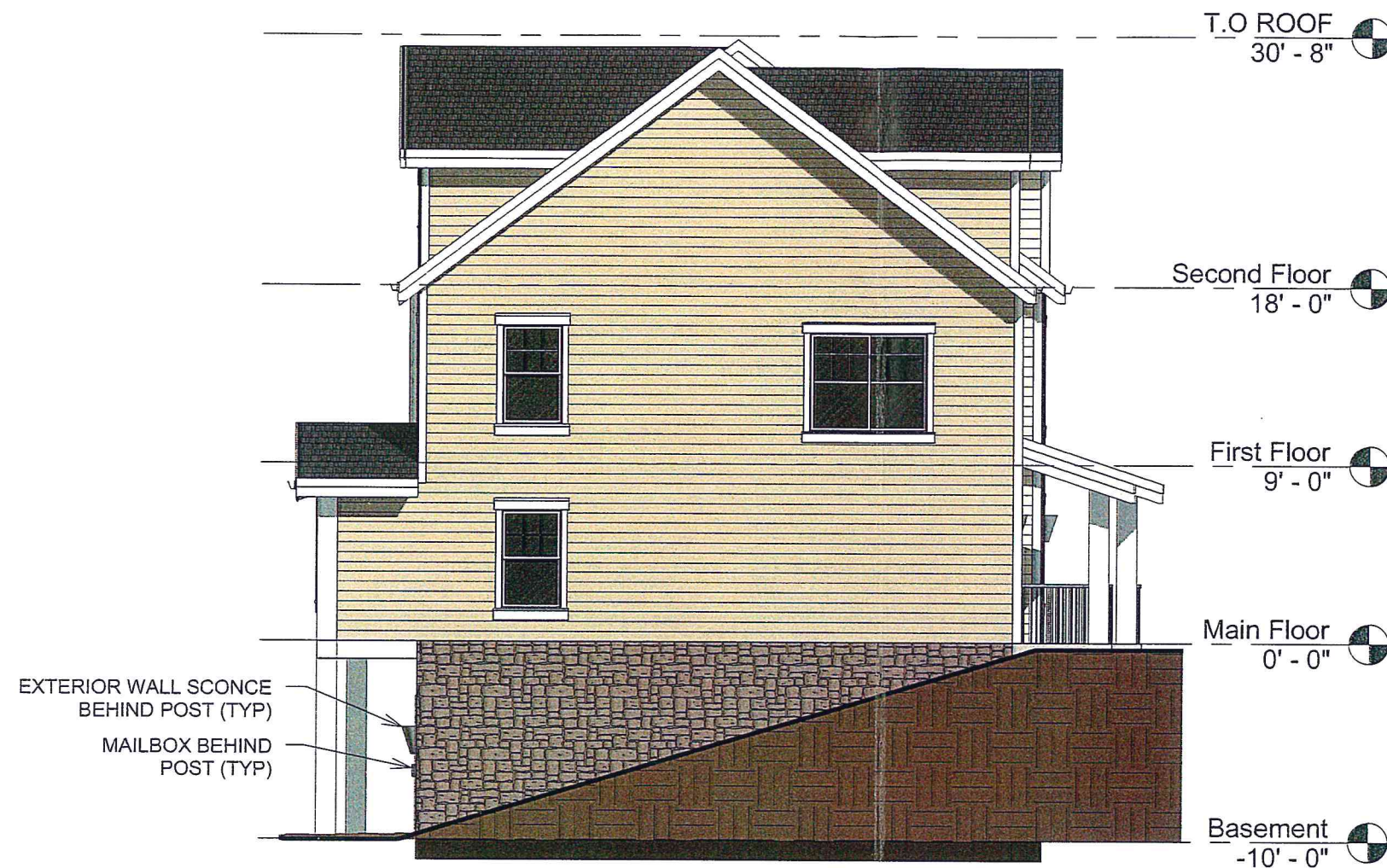
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Date 10/11/07
Drawn by Author
Checked by Checker

A4

Scale 1/8" = 1'-0"

RECEIVED
JUN 17 2015

DEPARTMENT OF
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① West
1/8" = 1'-0"



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F 813.649.8085
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10946 Cross Creek Blvd. #308
Tampa, FL 33647

ELLIS/ALLES
LIAHONA WAY

No.	Description	Date

WEST ELEVATION

Project number
Date 10/11/07
Drawn by
Checked by

A5

Scale 1/8" = 1'-0"

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Principal Planner
Mary O'Neil, AICP, Principal Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: January 12, 2016
RE: 16-0724PD, 451 Ethan Allen Parkway

=====
Zone: RL Ward: 7N
Owner/Representative: Tim Alles & Bill Ellis / Jon Anderson, Esq.

Request: Preliminary plat review for 9-unit planned unit development and associated site improvements

OVERVIEW:

The applicant is seeking preliminary plat approval of a 9-unit planned unit development (PUD) consisting of 3 detached structures and a new private driveway. The subject property is located just north of Moore Drive. It is heavily wooded with steep slopes and wetlands and is currently undeveloped. The property is located primarily in the non-design control RL zone; however, as a PUD with three 3-unit structures it requires design review. A small portion of the site is zoned RCO which will remain undisturbed.

A previous preliminary plat proposal almost identical to this one was approved by the Development Review Board on August 2, 2011 under the 1994 Zoning Ordinance and 1974 Subdivision Regulations; however, that preliminary plat approval expired. This current proposal is subject to review under the 2008 Comprehensive Development Ordinance as amended. The DRB reviewed sketch plans for this current proposal November 7, 2012. While several years ago, there is no expiration of sketch plans, and the applicants may proceed to preliminary plat review now.

The Conservation Board reviewed this preliminary plat application January 4, 2016 and recommended approval as presented.

This preliminary plat application will undergo review by the Technical Review Committee January 14, 2016.

Hearing by the Development Review Board is not yet scheduled.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Sec. 6.1.2, Review Standards

Not applicable. No subdivision proposed.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

Important natural features consist of several large trees and extensive wetlands. Sheet 2, Existing Conditions Site Plan, depicts specimen trees (>30" caliper or 100+ years old) and the wooded area generally. Clearing limits are depicted on sheet 4, Site and Utility Plan.

Much of the property contains mapped wetlands. A State of Vermont wetlands permit has been obtained for the proposed wetland and associated 50' buffer impacts. Information has been provided to address the city's wetland review criteria per Sec. 4.5.4 (d). The Conservation Board reviewed this preliminary plat application and recommended approval as presented.

Although not within the purview of the Design Advisory Board, it bears noting that all of the wetlands on the property must be deducted from the buildable area. The entire property is 7.16 acres. Between wetlands and steep slopes (noted below), total buildable area is cut about in half to 3.6 acres.

(b) Topographical alterations

The property can be characterized as a wetland bordered by steep slopes. As a result, any development would involve some degree of fill and grading. The proposed development involves substantial fill and grading; however, it is concentrated at the western end of the site and will result in a final grade similar to that of neighboring properties along Ethan Allen Parkway.

As with wetlands, steep slopes must be deducted from the buildable area of the property. Slopes of greater than 30% must be eliminated altogether. Slopes between 15% - 30% must be counted at only half their total area. As noted above, total buildable area asserted in the application is 3.6 acres. Given the near total coverage of the site with wetlands and steep slopes, this figure seems overly optimistic. Analysis of buildable area by a third party expert will be recommended to the Development Review Board.

(c) Protection of important public views

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

(d) Protection of important cultural resources

The site has no known archaeological resources.

(e) Supporting the use of alternative energy

The residential units will be constructed to be "solar ready" for rooftop solar hot water.

(f) Brownfield sites

Not applicable.

(g) Provide for nature's events

The project incorporates significant stormwater management measures. The driveway, parking areas, and walkways are proposed to be pervious materials. Maintenance of the pervious material must be assured in a written maintenance plan so that the ability for water to infiltrate is not compromised by clogging from sand and sediment. The Stormwater Administrator has been engaged in the development of the stormwater system. Review and approval by the Stormwater Administrator per Chapter 26, Wastewater, Stormwater, & Pollution Control will be required prior to final plat approval.

Significant erosion is present onsite. The project proposes to correct this erosion. An erosion prevention and sediment control plan has been submitted. It will be subject to review and approval by the Stormwater Administrator per Chapter 26, Wastewater, Stormwater, & Pollution Control.

Sheltered doorways are provided for all of the dwelling units, and there is ample room for snow removal equipment.

(h) Building location and orientation

Two of the three new buildings are located close to Ethan Allen Parkway and reflect the existing development pattern within the neighborhood. All three new buildings are oriented towards the Parkway with clearly identifiable front entries.

(i) Vehicular access

A single driveway from Ethan Allen Parkway will serve the development. Driveway width is acceptable at 18' wide. Based on previous review of this project, the right turn sight triangle is sufficient at 425'; however, the left turn sight triangle is insufficient at only 110' (280' is required). Presumably, the applicant continues to propose removing the two locust trees blocking much of the left turn sight triangle. Doing so, along with the associated filling and grading, will increase sight distance to 415'. Sight distances will be subject to review and approval by the Department of Public Works.

(j) Pedestrian access

The six dwelling units in the two front buildings will have direct access to the public sidewalk by way of new front walkways. The units in the rear building are not afforded this direct access but will be served by a new walkway running parallel to the driveway. Pedestrians using this walkway may cross the driveway and access the walkway out to the street and public sidewalk.

(k) Accessibility for the handicapped

The plans do not depict anything to address handicap accessibility or whether it is required. Some accommodation should be considered.

(l) Parking and circulation

Parking is provided behind and within the new townhouses. There is sufficient circulation room to maneuver vehicles so as to avoid backing out onto Ethan Allen Parkway.

(m) Landscaping and fences

A landscaping plan has been provided and consists of fairly typical residential plantings. A variety of trees and shrubs are proposed and are used as foundation and accent plantings. Relatively dense plantings are proposed at either side of the development to provide screening for neighboring properties to the north and south. No new fencing is evident.

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

Exterior lighting is limited to front entries and garage doors. A photometric plan has been submitted and depicts acceptable lighting levels (average of 0.57 footcandle). The photometric

plan incorporates two fixture types – for front entries and for garage doors. The single fixture cutsheet provided matches neither. Cutsheets for the fixtures in the photometric plan must be provided.

(p) Integrate infrastructure into the design

A dumpster pad and associated enclosure are depicted on the plans. They will be located at the northern end of the development, in a corner of the driveway. The enclosure will consist of 6' tall stockade fencing with a gate. A detail drawing is needed.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed buildings consist of three separate triplex townhouses. While this configuration of units is unusual for this neighborhood, the overall massing, scale, and height of the buildings is not out of character. The units themselves appear to be relatively small, particularly when viewed from the street, and the overall mass and scale are consistent with the array of home sizes in the immediate neighborhood. Perceived building height is substantially limited by the grade which slopes away from Ethan Allen Parkway.

2. Roofs and Rooflines

The townhouses will have gable roofs with eave ends facing the street. Gable roofs are common in this residential neighborhood.

3. Building Openings

Proposed windows are double-hung 6-over-1 units and are appropriately scaled for the homes. Door styles relate to the window styles. The overall fenestration pattern is typical and appropriate for these residential units.

(b) Protection of important architectural resources

Neither the subject property nor neighboring properties contain historic resources.

(c) Protection of important public views

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

(d) Provide an active and inviting street edge

All of the new homes will face the street with prominent front entries. They will all include front porches and other architectural details to add visual interest. The units are slightly differentiated, particularly by way of their porches. Differing colors among the units are depicted. Building placement along Ethan Allen Parkway is consistent with the existing streetscape.

(e) Quality of materials

The townhouses will be clad in fiber cement clapboards and trim. Asphalt shingles will be used on the roofs, and clad wooden window units will be installed. These materials are of acceptable quality for this new construction. Railing details are not evident and must be noted.

(f) Reduce energy utilization

All of the new homes must comply with the current energy efficiency standards of the city and state. They will all have ample solar access and will be plumbed for installation of optional solar hot water panels.

(g) Make advertising features complimentary to the site

No new signs are included in this proposal.

(h) Integrate infrastructure into the building design

Utility meters are depicted on the building elevations. They must be screened. Mail boxes are depicted as well. Utility lines will be buried.

(i) Make spaces safe and secure

All of the new homes must comply with the city's current egress requirements. Consideration should be given to sprinkler the units. Emergency vehicle access will be addressed at Technical Review Committee.

RECOMMENDED MOTION:

Preliminary plat approval and forward to the Development Review Board with the following conditions:

1. Analysis of buildable area by a third party is recommended.
2. Address handicap accessibility.
3. Provide fixture cutsheets for the lighting fixtures in the photometric plan.
4. Provide detail drawing of dumpster enclosure.
5. Provide railing details.
6. Depict utility meter screening.

Department of Planning and Zoning

149 Church Street
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<http://www.burlingtonvt.gov/PZ/>

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(802) 865-7195 (FAX)

David E. White, AICP, Director
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: Design Advisory Board

From: Mary O'Neil, AICP, Principal Planner

Date: January 12, 2016

RE: ZP16-0746SP, Sketch Plan Review for 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place

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

File: ZP16-0746SP

Location: 66, 72, 80, and 94 Colchester Avenue; 27 and (a portion of) 49 Fletcher Place

Zone: Institutional **Ward:** 1E

Date application accepted:

December 24, 2015

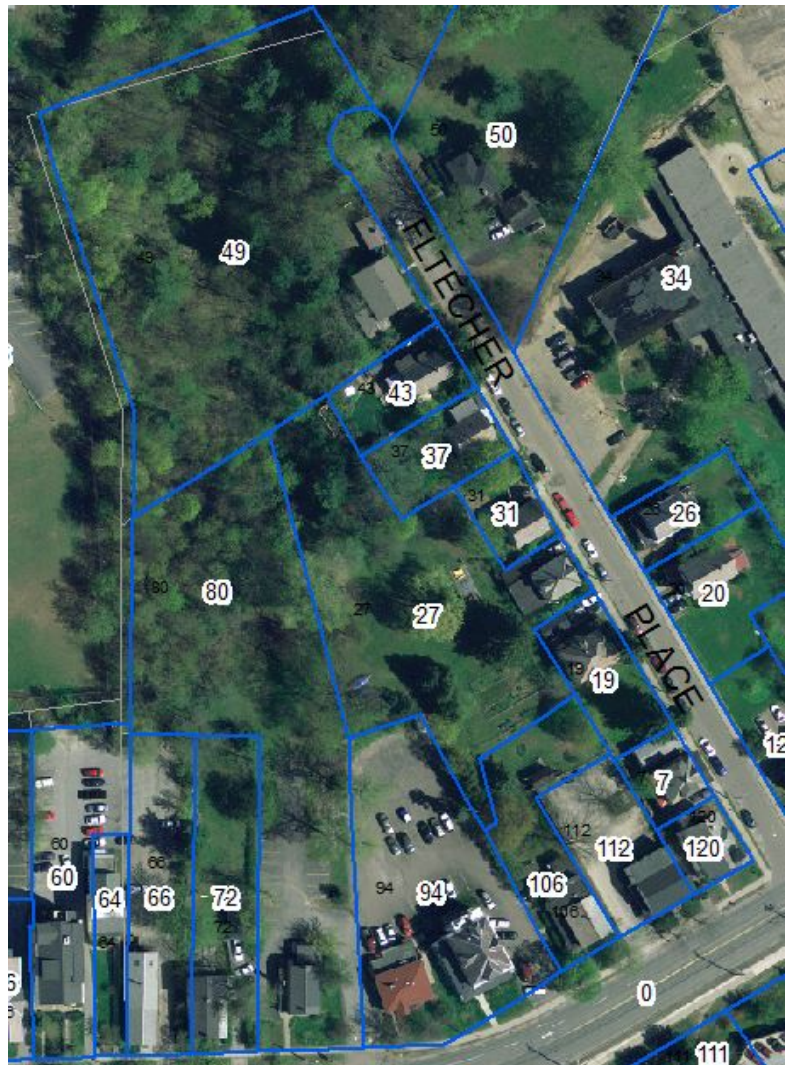
Applicant/ Owner: Randall Miller and Francis J. VonTurkovich (49 Fletcher Place owned by Nancy Reid, 96 Colchester owned by Dr. Patrick Clifford.)

Request: New three story residential buildings (2) with underground and surface parking.

Background:

66 Colchester Avenue

- **ZP16-0393SP**, Sketch Plan Review by DRB, November 4, 2015.
- **Zoning Permit 87-853;** construct 250 sf. addition to



rear of existing office use, provide one additional parking space. (5 + 1 = 6) Approved May 1988.

- **Zoning Permit**, install a 2' x 24' drain trough on the west side of the building. June 1974.
- **Zoning Permit**; convert property to a dental office. Five paved parking spaces. January 1961.

72 Colchester Avenue

- **ZP16-0393SP**, Sketch Plan Review by DRB, November 4, 2015.
- **ZP15-0896SP**, Sketch Plan Review by DRB, April 21, 2015.
- **CU-97-050**; Housing replacement exemption. Approved with conditions March 1997.
- **Zoning Permit 89-051 / COA 89-013**; construct 18' x 20' second story addition on rear of existing single family home, no change to site plan. Approved February 27, 1989.

80 Colchester Avenue

- **ZP16-0393SP**, Sketch Plan Review by DRB, November 4, 2015.
- **ZP 15-0896SP**, Sketch Plan Review by DRB, construct 79 apartment units in 3 story building with underground and above-ground parking facilities, April 2015.
- **Zoning Permit 15-0390SN**; install new freestanding sign for Hillel. Approved October, 2014.
- **Zoning Permit 15-0042CA/CU**, change of use from office to membership club; exterior staircase and install bike rack. Approved August 2014.
- **Zoning Permit CU 2004-016**; application for use by UVM affiliated Center for Children, Youth and Families Administrative offices. Approved with conditions, January 2004.
- **Zoning Permit 01-389**; installation of an externally illuminated freestanding sign for the existing medical (chiropractic) office. Approved April 2001; not pick up and confirmed expired in 2011.
- **Zoning Permit CU 2001-035**; change of use of first floor space from office to medical chiropractic office. Removed from agenda as determined that the proposed conversion from a medical billing office to a chiropractic office on the first floor does not require conditional use review. February 2001.
- **Zoning Permit 00-516**; refurbish existing side porch to allow ramping of deck for handicapped accessibility to the existing medical office. No increase in footprint. December, 2000.
- **Zoning Permit 99-277**; removal of slate roofing material, replacing with asphalt shingles for the existing medical office. Approved December 1998.
- **Zoning Permit 92-123**; construction of ten additional parking spaces for a total of sixteen for the existing medical office and residential unit. Existing curb cut to be eliminated, with joint use of adjacent property's (medical office / 94 Colchester Avenue) curb cut. Approved September 1991.

- **Zoning Permit CU92-011 / COA 92-025;** eliminate curb cut and driveway from #80 and utilize widened drive at traffic light at #94. Remove existing garage, change configuration and size of paved parking area. No change to use of #80 as office and apartment. Approved with conditions September 1991.
- **Request for Conditional Use Permit** to construct a private parking lot. July 1990. Application withdrawn by applicant.
- Notice of appeal to the Zoning Board of Adjustment seeking a special exception to erect a 16' x 16' addition to the northeast corner of existing doctor's office. Approved July 1968.

94 Colchester Avenue

- **ZP16-0393SP**, Sketch Plan Review by DRB, November 4, 2015.
- **ZP 15-0896SP**, Sketch Plan Review by DRB , construct 79 apartment units in 3 story building with underground and above-ground parking facilities, April 2015.
- **Non-Applicability of Zoning Permit Requirements 07-703NA;** replace asphalt shingle roof with same. May 2007.
- **Zoning Permit 92-025;** site changes for combined access with #80. See above. Approved September 1991.
- **Zoning Permit 91-154;** remove two windows and one door from north elevation and install three windows on same side. No change in use. See 89-012. October 1990.
- **Zoning Permit 89-042 / COA 89-012?** (illegible); replace existing vestibule, new siding and windows, new walkways and landscaping. February 1989.
- **Zoning Permit 780073;** erect an 18' x 30 addition in rear of existing building. June 1977.
- **Zoning Permit;** desire to rent portion of premises for doctor's office. Approved May 1963.

27 Fletcher Place

- **ZP16-0393SP**, Sketch Plan Review by DRB, November 4, 2015.
- **ZP 15-0896SP**, Sketch Plan Review by DRB, construct 79 apartment units in 3 story building with underground and above-ground parking facilities, April 2015.
- **Non-Applicability of Zoning Permit Requirements 15-0959NA;** Install dryer hookups on 2nd floor. Upgrade wiring to meet code. Upgrade plumbing to meet code. April, 2015.
- **Zoning Permit 15-0955CA;** Change of use from single family residential to duplex, modify two existing windows, and create new parking spaces. Approved June 2015; currently under appeal with VSCED.
- **Zoning Permit 81-684;** replace 26" x 26" double hung window with Anderson window 24" x 48". September 1981.
- **Notice of Appeal to Zoning Board of Adjustment;** erect a carport within three feet of the property line. Approved December 1968.

49 Fletcher Place is incorporated to illustrate that the project would include a potential boundary line adjustment; reserving a single family home on individual lot. The applicants' have not as yet indicated the lot size, but it appears to be substantially more than a minimum lot size of 4,000 sf. The remainder of the parcel would be absorbed into the PUD.

Overview: Contiguous property owners propose a collective development of seven (whole or in part) lots, allowing for utilization of large rear/interior area for new housing. This is the third Sketch Plan Review of the proposed Planned Unit Development.

A previous narrative submitted 10/28/2015 suggested that 66 and 96 Colchester Avenue are *not* part of the PUD, but will have easements allowing circulation/parking. The Master Plan submitted with the sketch plan application includes those parcels as part of vehicular circulation and parking redevelopment. They must, in fact, be included as part of the PUD review if they are functionally contributing to the site redevelopment, although they do not need to merge lots to do so. Setback compliance along the periphery will continue to be required per Article 11.

The combined parcel size is 3.62 acres, fronting on both Fletcher Place and Colchester Avenue. The applicant has excluded the 96 Colchester Avenue parcel for purposes of counting unit/density; but inclusion is appropriate given the proposed site development proposed as part of the PUD.

Two connected buildings with an as-yet undetermined number of residential units is proposed, with both surface and underground parking. All existing, street-facing structures are proposed to be retained. Access for the interior of the site is intended to be organized at the traffic signal at UVM Medical Center, with another ingress/egress further west at an existing driveway between 66 and 72 Colchester Avenue. Vehicular circulation is proposed to be enhanced, allowing shared use of internal roadways/parking and access for all existing and proposes uses to the traffic signal onto Colchester Avenue.

It would be helpful if an "existing conditions" site plan were submitted to help inform board members and staff of the location of current property boundaries.

As there are existing structures on each of these lots, the project will be reviewed as a Planned Unit Development.



Article 5: Citywide General Regulations

Section 5.4.8 Historic Buildings and Sites

72, 80, and 94 Colchester Avenue, as well as 27 Fletcher Place are all listed on the Vermont State Register of Historic Resources. As the development is proposed for the interior of these combined parcels, the most significant concern may be that of compatibility, particularly in regard to massing and proportion.

(b) Standards and Guidelines:

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

Each of these resources was constructed as a residential dwelling, with the exception of 94 Colchester Avenue which was constructed as an office c. 1960. The addition of new housing, in the rear of these combined parcels, will not require the alteration of the historic or current use of each structure.

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

No alterations to the structures have been suggested to 66, 72, 80, 94 or 96 Colchester Avenue, 27 or 49 Fletcher Place. The roadway that is proposed to be the principle entrance to the development between 80 and 94 Colchester Avenue is currently an access to a parking area. Similarly, the driveway that separates 66 and 72 Colchester Avenue currently exists, but logically will experience a much greater intensity of use with this plan. The most significant change will be the introduction of a large connected residential structure in the rear of the assembled lots. The structure will occupy a good portion of the open space behind these older structures, and introduce a building of a larger scale and mass than is in evidence on the north side of Colchester Avenue or Fletcher Place.

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

There is no proposal for conjectural features on any of the subject properties.

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

For Sketch Plan, there has been no inclusion of alteration to the existing historic properties.

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

No changes to features or finishes are proposed.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old*

in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.

No replacement of historic features is proposed.

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

No chemical or physical treatments are proposed for the historic buildings.

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

As noted.

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

Spatial relationships will be altered in that these included properties will no longer have the spacious rear yards that currently exist. As an example of modern infill, the project provides an opportunity to examine new housing that might be attractive, functional, and compatible with the existing residential buildings. Other historic examples of residential development off Colchester Avenue would be Nash Place, Thibault Parkway, and even Fletcher Place itself.

As typical of urban development, the growing city utilized open area tangent to a major thoroughfares to expand residential opportunities; but each successfully created a nucleus neighborhood that was independent of, but related to neighboring development. This proposal seeks to introduce a residential nucleus within a collection of existing buildings.

By both building elevation and footprint studies, it is evident that the proposed residential building(s) will be of substantially greater footprint and massing than any of the existing buildings that line the north side of Colchester Avenue or Fletcher Place. Although materials have not as yet been defined, the building(s) are clearly differentiated from the existing historic buildings in their massing, design, arrangement, proportion, features, and scale. The distance from the public street helps ease the transition while preserving the character of the existing buildings.

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

It would be possible to consider the removal of a single large detached structure, so the project may be considered to be reversible.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Section 6.1.2 Review Standards

An existing conditions site plan, with property boundaries will be essential in understanding which lots are proposed to be merged. Four lots appear to remain individual parcels (66, 94 and 96 Colchester Avenue, 49 Fletcher Place), but permanently encumbered to the PUD. 49 Fletcher Place will require a boundary line adjustment to annex the easterly land to this plan. A boundary line adjustment will be required simultaneous with the PUD if it goes forward.

While a survey is not required at preliminary plat, the preliminary plans must nonetheless show exact boundary lines. A boundary survey by a VT licensed land surveyor must be provided prior to final plat review.

Part 2, Site Plan Design Standards

Section 6.2.2 Review Standards

(a) Protection of important natural features

There is a significant ravine to the north of the site, which the project development avoids. The proposal intends to incorporate grade changes to facilitate underground parking for the new residential building.

(b) Topographical alterations

Any specific methods to alter the terrain to accommodate the plan will need to be illustrated.

(c) Protection of important public views

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

(d) Protection of important cultural resources

See Section 5.4.8 (b).

(e) Supporting the use of alternative energy

Submitted plans show an expansive solar installation proposed for Building 1. This would be encouraged.

(f) Brownfield sites

None of the properties are listed on the Vermont DEC Hazardous Waste Site.

(g) Provide for nature's events

A Stormwater Management plan, approved by the City Stormwater team will be required. Details for the proposed stormwater management system will be required prior to final plat approval.

A comprehensive erosion prevention and sediment control plan will be required at the time of application. As with the stormwater management, final details will be required prior to final plat approval.

No specific areas for snow storage have been identified on the site. This will be a requirement.

(h) Building location and orientation

The visible public streetscape along Colchester Avenue is an important component; however, equally important is the establishment of a well-defined built environment, functional open spaces, and interconnectivity between the new dwellings and the existing streetscape/sidewalks that connect physically and visually to Colchester Avenue and on a lesser note, Fletcher Place. The site plan has again been redesigned to create and orient a primary façade to front Colchester Avenue. A pedestrian way and crosswalk to Colchester Avenue are illustrated on the plan, emerging between 72 and 80 Colchester Avenue. The northerly building (Building #2) should be connected by pedestrian path to Colchester Avenue as well. The site plan does not support that.

Open space or common land is required as part of Article 11.

The CDO and Municipal Development Plan articulate a vision for vibrant city neighborhoods with a fabric of cohesive streetscapes and call for new neighborhoods to reflect this vision. The proposed development ambitiously attempts to reach density allowances on a unique plan to utilize undeveloped rear yards. Redesign has the potential to effectively introduce a significant number of new residential units in a manner that is setback from the existing street-fronting structures. In this plan, the existing streetscape is nearly untouched, and development is reserved to the inner areas of the collected sites.

(i) Vehicular access

Access to this inner site is proposed directly across from the UVM Medical Center, intending to utilize the existing traffic light. That access will allow use of existing interior parking (and current informal interconnections) behind 66, 72, 80, 94 and 96 Colchester Avenue. The secondary avenue next to 66 Colchester Avenue is the direct path to the underground parking proposed for the new residential buildings. It is somewhat concerning that the major interior circulation path occurs at the primary building entrance fronting Colchester Avenue, introducing a vulnerability to pedestrian safety.

Traffic flow will require examination to assure effective vehicular ingress and egress, provide adequate access to the underground parking garage, and assure safety for residents and other pedestrians using all seven sites.

(j) Pedestrian access

Sidewalks connect directly to those on Colchester Avenue, linking the public sidewalk system to the proposed new residential buildings. It is not clear how a sidewalk could be proposed westward from the rear residential building as it appears that the grade change would prevent pedestrian access to the proposed underground garage entrance. The redesigned site plan shows a width pedestrian promenade from Colchester Avenue to the new building; something recommended in prior Sketch Plan reviews. Unfortunately, this entrance is located at the vehicular circulation path to the parking garage, so frequent conflicts with pedestrians may be anticipated.

There is no clearly articulated pedestrian path between the building and the surface parking areas east. For pedestrian safety, some separation between vehicular and pedestrians will need to be defined.

Additionally, the southerly entrance door from Building #2 has no connection to the pedestrian walkway, as viewed on plan SP1. This is an obvious necessity.

(k) Accessibility for the handicapped

The project will have to meet ADA standards, as directed by the building inspector. An elevator, proposed for the southeast corner of Building #1, is proposed to serve both buildings. H/C parking will be required, with identification, signage and access area. These appear to be suggested on Plan A101, but will need confirmation. Additionally ADA parking spaces should be included on surface lots, particularly as some of the parking will be dedicated to the existing medical offices fronting Colchester Avenue.

This should be more fully developed at the time of final application review.

(l) Parking and circulation

Parking is proposed under the building and on surface parking. The applicant will be obliged to meet the parking requirements of Table 8.1.8-1 of the CDO. The parking requirement for multi-unit attached dwellings in the Shared Use Parking District is 1/unit.

The redevelopment proposes a significant amount of paved circulation and surface parking, which is recommended to be minimized.

Circulation is proposed via an access drive at the traffic light on Colchester Avenue; proceeding to an awkward intersection that leads via a circuitous route to a surface parking area. A counter-clockwise traffic pattern will lead drivers back out to the light, or turn right; crossing in front of the main pedestrian entrance of Building #1 and proceed toward a another intersection that will require either a right turn toward the underground parking area, or a left turn to exit onto Colchester Avenue. In plan, the traffic circulation is somewhat confusing and will require significant signage to direct drivers about and through the site.

As circulation pathes and parking cross property boundaries and are recipricolly dependent, 66 and 96 Colchester Avenue will be required to be included as part of the Planned Unit Development. Development of the overall site rely heavily on the parking and circulation lanes on those lots; both of which are proposed to have significant site re-arrangement and construction to facilitate the plan.

It is noted that if 96 Colchester Avenue is *not* among the assemblage of parcels within the PUD, the main access drive/parking plan as limited does not work.

(m) Landscaping and fences

There is not enough information available at Sketch Plan to evaluate landscaping. A full landscaping plan will be required at the time of formal application.

(n) Public plazas and open space

While there are no formal public plazas included in the plan, it is appropriate to evaluate the availability of open space available for residents. North of the development site is unreceptive for open space amenities due to the challenging topography. An open area behind 27 Fletcher Place has been proposed to be utilized for a community garden. Area for picnic tables, clothes lines, or play areas dedicated to the enjoyment of the residents is further encouraged. Further exploration of similar opportunities is encouraged and will in fact be required, per Article 11.

(o) Outdoor lighting

Not enough information has been submitted to evaluate lighting under this sketch plan review. A full lighting plan, including photometric and fixture information, will be required at the time of final application.

(p) Integrate infrastructure into the design

On-site utilities need to be undergrounded for new construction. Meters, utility connections, HVAC or similar mechanical equipment should be coordinated with the design of the building, and grouped in a service court out of public view. All need to be illustrated on elevations and/or site plans to determine appropriateness of location and necessity of screening.

The proposed location of a dumpster appears awkward, given the immediate proximity of underground garage entrance and the required path of a trash hauler to access the structure. It would be vastly preferable to integrate trash and recycling operations within the building rather than as a stand-alone. Any dumpster will be required to be enclosed on all four sides to prevent blowing trash; and must be screened from public view. Such enclosure, (if the trash is not relocated to the interior of the building) must have a defined plan at the time of submittal.

Part 3, Architectural Design Standards

Section 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

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

The buildings lining the north side of Colchester Avenue are largely representative of 19th century residential architecture: 66, 72 (1814) and 80 from the earlier part of the century, and 96 (1904) early 20th century. 96 Colchester Avenue and 27 Fletcher Place are both representative examples of American Four-Square; 2 stories with roof dormers. 94 represents some more modern infill (1960.) Of the five on Colchester Avenue, only 96 exceeds 2 stories. The proposed buildings will be three stories over a parking deck which will have an entry exposure.

The existing structures behind which this building is proposed are 1-2 ½ stories; typical for the residential style buildings on the north side of Colchester Avenue and the west side of Fletcher Place. At three full stories the proposed connected buildings have the potential to be significantly higher than the existing buildings that ring it; however modeling studies may alter that perspective, particularly as visible from the public right-of-way. The grade changes toward the north of the site; modeling studies may better illustrate the scale of the new buildings in comparison to the existing structures as viewed from the street.

Distance between the existing buildings and the proposed buildings act as a transitional element, easing the shift in height.

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

It is difficult to predict the perceived building height from the street level, as the buildings will be set back considerably from both Colchester Avenue and Fletcher Place.

The building facades are generously articulated with differing planes, building openings, materials, and window arrangement. There are no large expanses of undifferentiated walls.

The north and south building elevations of Building #2 are systematically regular and prescribed; however they will be less visible to anyone but occupants. The east/west elevations (Plan A201) better illustrate the variation of materials, fenestration, and massing; however there appears little relationship between the joined buildings; the physical connection lacking any further advantage than a functional joint between building masses. The result is the appearance of a large connected vertical building, rather than a natural riff that plays off existing building patterns and volumes, as directed by this standard. The similarity between the new buildings is limited to their mass; differentiation afterward is through the variation in window and bay arrangement, materials, and surface organization.



1. Roofs and Rooflines

Flat roofs are proposed for both buildings, with small pavilion-style projections that stand proud of the roofline. The nearest flat-roofed buildings are associated with the Trinity College Campus, further east on Colchester Avenue; and those of the UVM Medical Center.

2. Building Openings

Building #1 has a strong primary entrance facing the newly introduced promenade to Colchester Avenue. Although it features a unique, canted primary window with flat roof canopy, in arrangement it resembles some of the more modern building faces in Burlington, and not unlike

Delehanty Hall at nearby Trinity, Ohavi Zedek on North Prospect Street or a portion of the primary elevation of the Fletcher Free Library. Windows on secondary elevations are larged and arranged in rhythmic groups, common to Collegiate style elementary school building design.

Building #2 has a different arrangement and style for windows openings; alternating between frameless bays for studio apartments and columns of singly arranged windows, which appear to be set in extruded window frames. If imagery is correct, they may be similar to the windows at UVM's Jeffords Building.

The entrances to Building #2 are within the connector, and on a south elevation. Oddly this door does not connect to the pedestrian walkway, as illustrated on the site plan SP1.



(b) Protection of important architectural resources

See Section 5.4.8 (b).

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

Until modeling studies are submitted, it is not clear how this building may appear from Colchester Avenue or Fletcher Place. Materials have not been defined, but appear to be metal sheet siding and masonry veneer. A landscaping plan will help understand proposed ground plantings that will enhance the entrance and the site. The large building façade facing Colchester Avenue is somewhat stark; appearing to be more like an entrance to a commercial purveyor than a welcoming homelike entry.

(e) Quality of materials

The specific materials are unknown at present. More specific information will be expected at application.

(f) Reduce energy utilization

There is no information relative to energy efficiency of the proposed buildings. At a minimum, the buildings must comply with the city's current energy efficiency requirements.

A large solar array is illustrated on the roof of Building #1, which if installed will provide a significant benefit to the buildings' energy tag.

(g) Make advertising features complimentary to the site

No advertising features are included in the proposal. Signs are subject to subject zoning permit review.

(h) Integrate infrastructure into the building design

No building mounted mechanical equipment (other than solar panels) or meters are noted on the elevation plans. Any rooftop equipment must be incorporated into an architectural feature as part of the overall project design. They may not simply be placed atop the roofs. Mailbox location will be required as part of final plan submission.

See previous comments about the location of trash and recycling.

(i) Make spaces safe and secure

As a multi-unit building, the new structure should have an intercom system to maximize personal safety of the tenants. The Fire Marshal will need to approve a plan for site access.

Susan and Robert Butani

31 FLETCHER PLACE
BURLINGTON, VT 05401

susan.butani@gmail.com
robert.butani@gmail.com

January 4, 2016

Burlington Design Advisory Board
149 Church Street
Burlington, Vermont 05401

Attention: Mary O'Neil

Re: **Von Turkovich/Miller Colchester Ave/Fletcher PI Project**
Design Advisory Board : January 12, 2016

Dear Design Advisory Board:

At the Sketch Plan meeting held before the Burlington Design Review Board on November 4, 2015, the applicant indicated that geotechnical analyses had been performed regarding the von Turkovich/Miller Colchester Ave/ Fletcher Place project presently before the city.

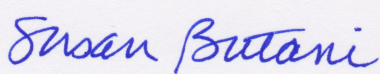
We believe that the applicant's latest proposed project may sit on or be adjacent to land with a challenging topography. This includes unknown landfill (supposedly done in part to address runoff and flooding), a steep ravine and an underground stream that empties into the Winooski River.

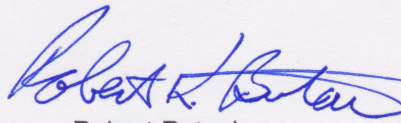
These features add to our concerns regarding this proposed project which is massive in scale and is out of character with the surrounding historical neighborhood. Although this is a sketch plan review, it seems that this is the time to ensure that the placement of this project at this location is appropriate. A second look at the analyses already completed can provide clarification of development options, provide re-assurance to the applicant and neighbors and provide an opportunity, if necessary, for re-evaluation and adjustment of the project.

We request that the applicant provide all geotechnical studies and/or analyses that are in existence. We request these analyses now in order to be able to review them and offer comments in connection with the applicant's representations and conclusions.

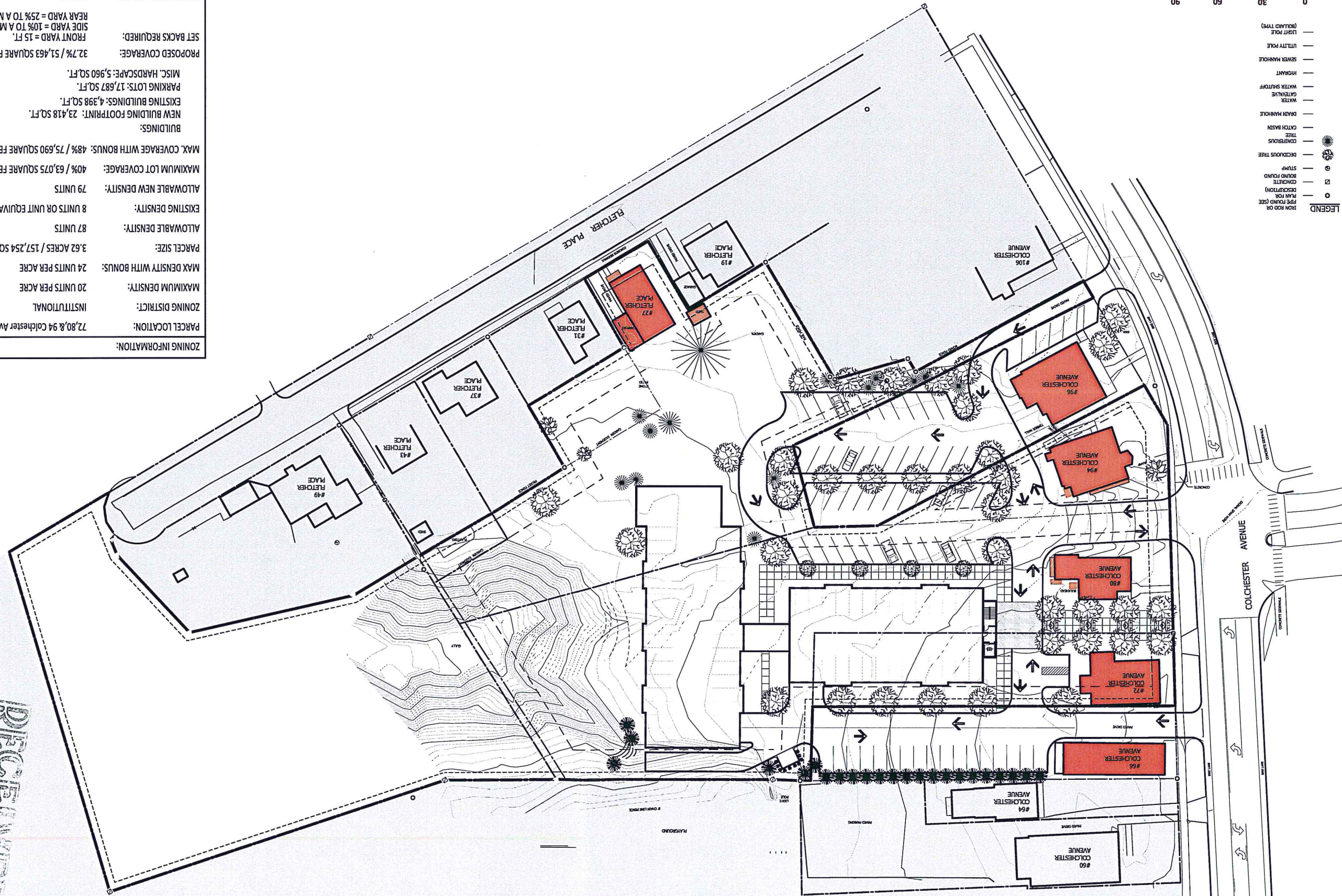
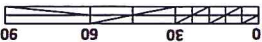
We further request that this letter be posted on the Burlington Design Advisory Board's public website.

Thank you,


Susan Butani


Robert Butani

- LEGEND
- IRON ROD OR PIPE FOUND (SEE SECTION)
 - PLAN FOR CONCRETE
 - ROUND FOUND
 - STUMP
 - DECIDUOUS TREE
 - CONTINUOUS TREE
 - CATCH BASIN
 - BRUSH MAINTENANCE
 - WATER CATCHMENT
 - WATER SHEDDING
 - HYDRAULIC
 - SEWER MAINTENANCE
 - UTILITY POLE
 - LIGHT POLE (ROUND TYPE)



MASTER PLAN
SCALE: 1" = 30'-0"

ZONING INFORMATION:	
PARCEL LOCATION:	72,80, & 94 Colchester Ave., 27 & 49 Fletcher Pl.
ZONING DISTRICT:	INSTITUTIONAL
MAXIMUM DENSITY:	20 UNITS PER ACRE
MAX DENSITY WITH BONUS:	24 UNITS PER ACRE
PARCEL SIZE:	3.62 ACRES / 157,254 SQUARE FEET
ALLOWABLE DENSITY:	87 UNITS
EXISTING DENSITY:	8 UNITS OR UNIT EQUIVALENTS
ALLOWABLE NEW DENSITY:	79 UNITS
MAXIMUM LOT COVERAGE:	40% / 63,075 SQUARE FEET
MAX. COVERAGE WITH BONUS:	48% / 75,690 SQUARE FEET
BUILDINGS:	
NEW BUILDING FOOTPRINT:	23,418 SQ.FT.
EXISTING BUILDINGS:	4,398 SQ.FT.
PARKING LOTS:	17,687 SQ.FT.
MISC. HARDSCAPE:	5,960 SQ.FT.
PROPOSED COVERAGE:	32.7% / 51,463 SQUARE FEET
SET BACKS REQUIRED:	FRONT YARD = 15 FT. SIDE YARD = 10% TO A MAX OF 20 FEET REAR YARD = 25% TO A MAX OF 75 FEET
MAX BUILDING HEIGHT:	35 FEET.

RECEIVED
DEC 24 2015

DEPARTMENT OF
PLANNING & ZONING

MASTER PLAN

72,80,94 COLCHESTER AVENUE- 27 FLETCHER PL.

MILLER - VONTURKOVICH

BURLINGTON,

VERMONT

REVISIONS:	
SITE PLAN APPLICATION	DATE: 9/8/2015
SKETCH PLAN	DATE: 11/04/15

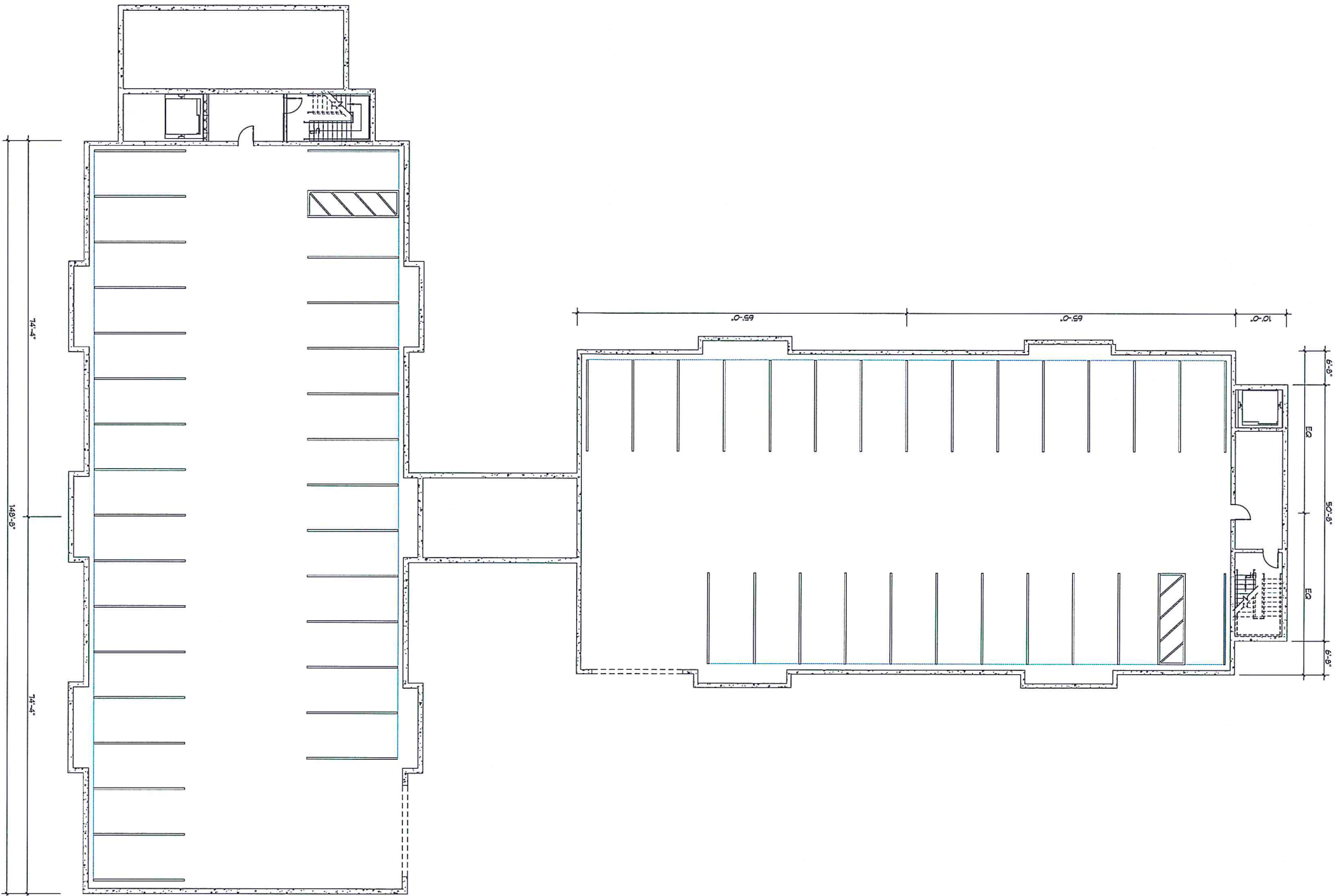


PROJECT # 1412

SHEET NUMBER

SP-1

DATE: 8/12/2015



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DEC 24 2015

DEPARTMENT OF
PLANNING & ZONING

GARAGE LEVEL PLAN

SCALE: 3/32" = 1'-0"

72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH
BURLINGTON, VERMONT

RA
Rabideau Architects
559 Newbury Road
Suite 101
South Burlington, VT 05403
Rabideau@rabideau.com

PROJECT #:
1412

SHEET NUMBER

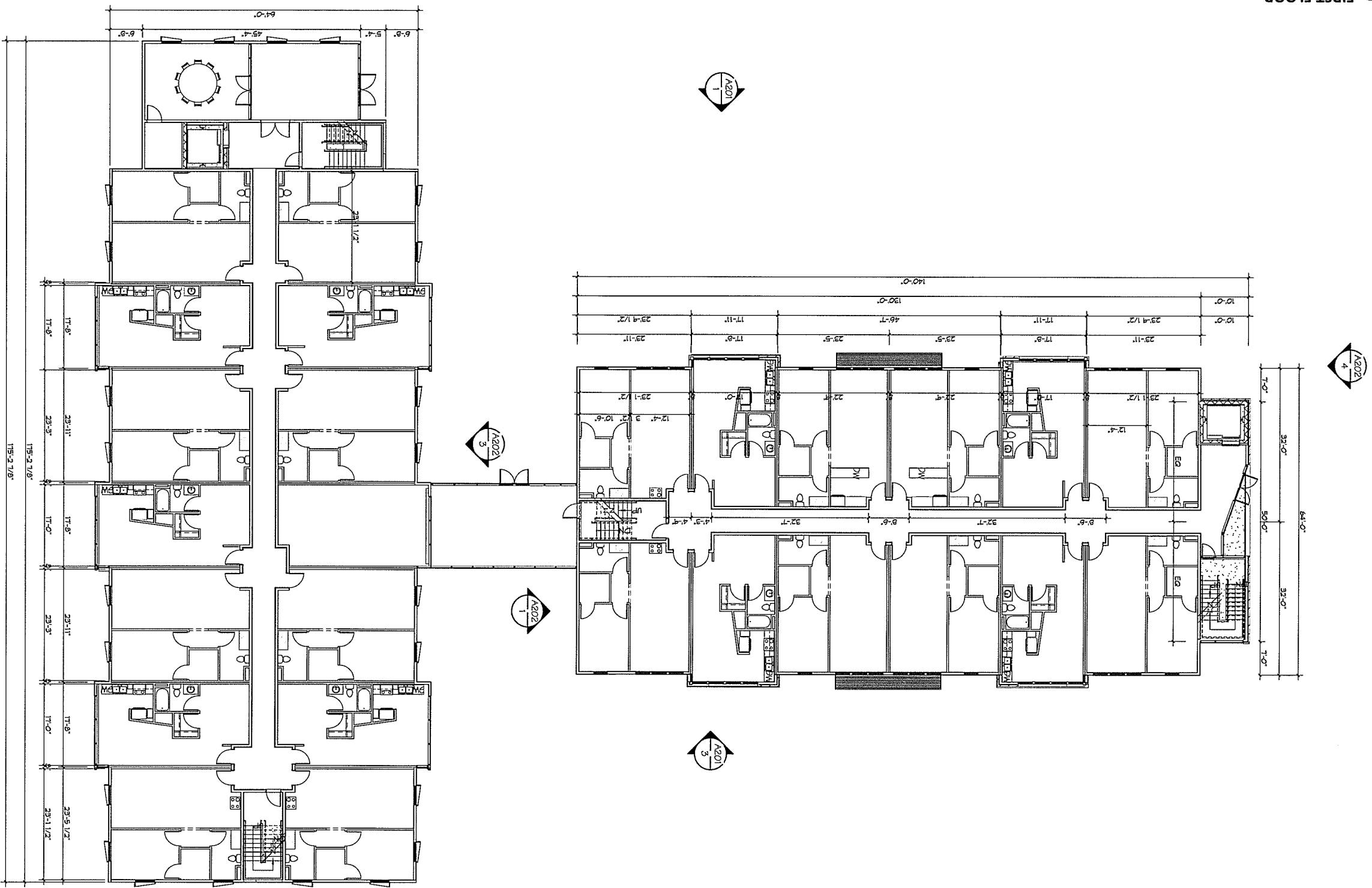
A101

08/05/2015

REVISIONS

No.	Description	Date

PRELIMINARY
NOT FOR
CONSTRUCTION



RECEIVED
DEC 24 2015

DEPARTMENT OF
PLANNING & ZONING

DATE: 01/01/2013

A102

SHEET NUMBER

PROJECT #:

1412

**Rabideau Architects**
595 Newbury Road
Suite 101
South Burlington, VT 05403
Rabideau@rabideau.com

FIRST FLOOR PLAN

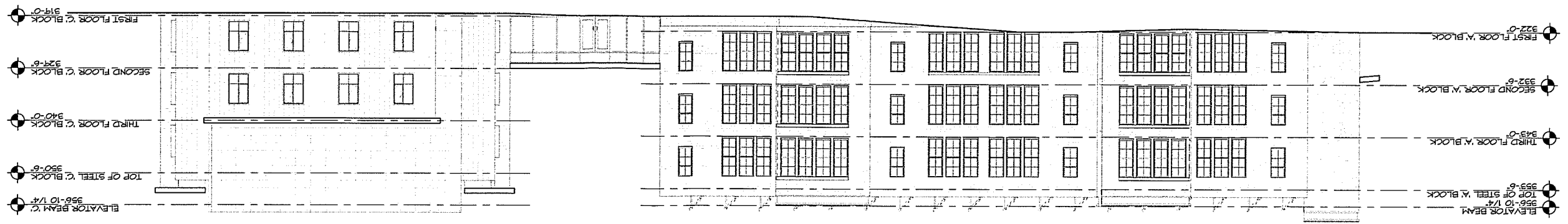
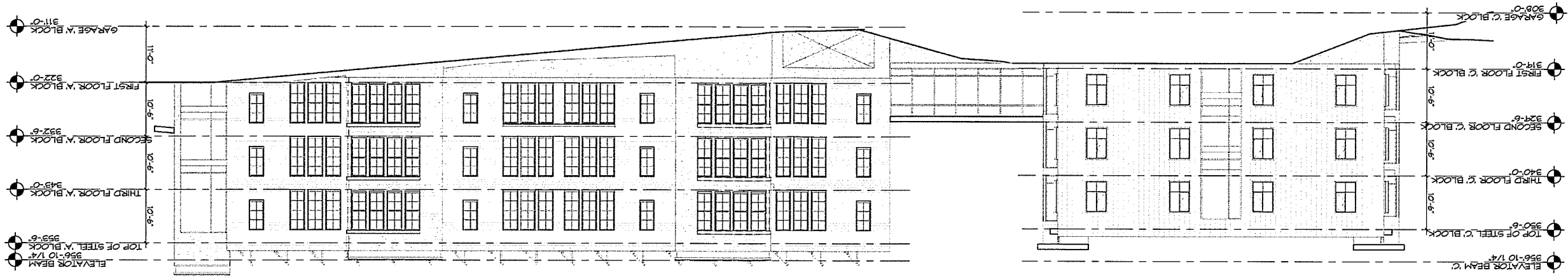
SCALE: 3/32" = 1'-0"

72, 80, 94 COLCHESTER AVE - 27 FLETCHER

BURLINGTON, VERMONT

REVISIONS	
No.	Description

NOT FOR CONSTRUCTION



RECEIVED
DEC 24 2015

DEPARTMENT OF
PLANNING & ZONING

EXTERIOR BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH

BURLINGTON, VERMONT



560 Main Street
South Burlington, VT 05403
802.244.1111
rabideauarchitects.com

PROJECT #:

1412

SHEET NUMBER

A201

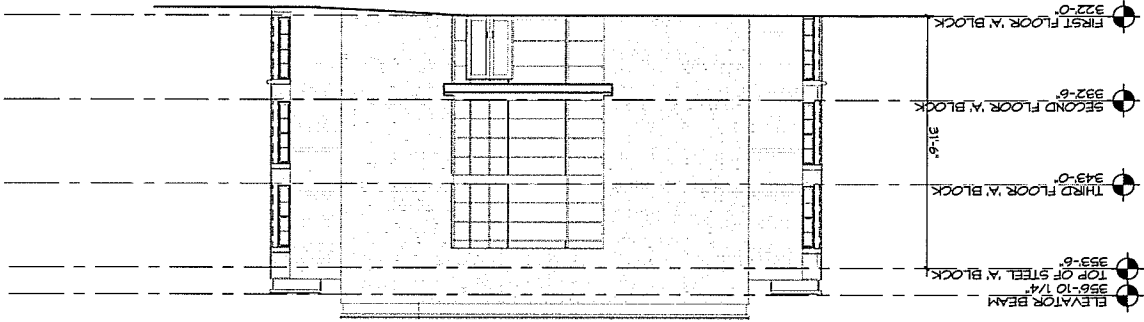
08/05/2015

REVISIONS

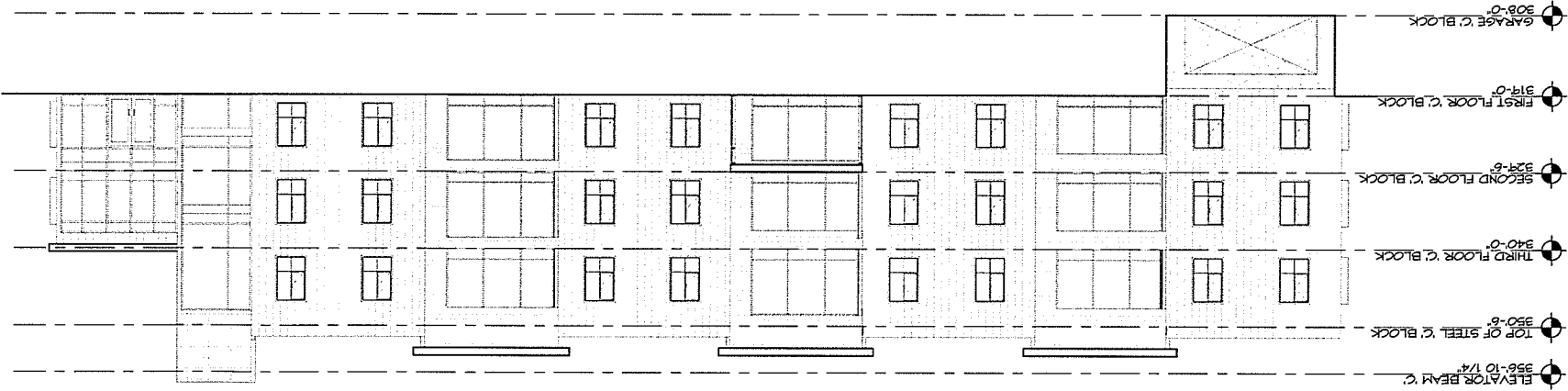
No.	Description	Date

PRELIMINARY
NOT FOR
CONSTRUCTION

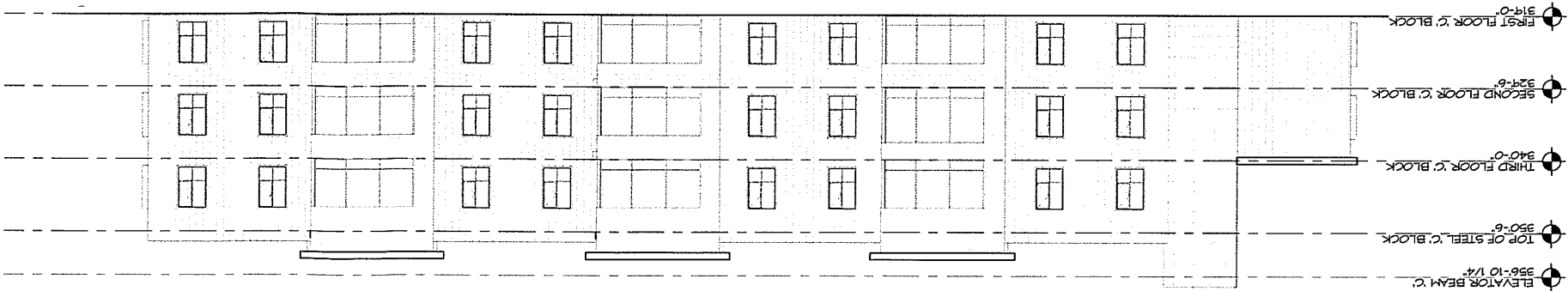
4 SOUTH ELEVATION
3/32" = 1'-0"
Measured from 1122



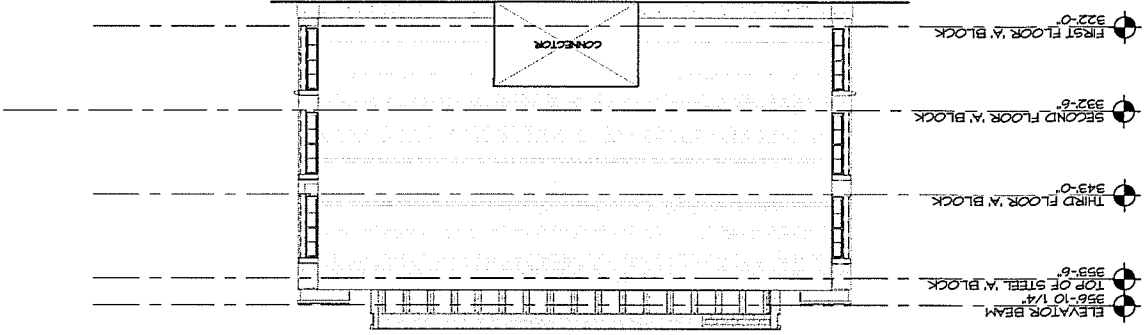
3 SOUTH ELEVATION BLDG 2
3/32" = 1'-0"
Measured from 1122



2 NORTH ELEVATION BLDG 2
3/32" = 1'-0"
Measured from 1122



1 NORTH ELEVATION BLDG 1
3/32" = 1'-0"
Measured from 1122



RECEIVED
DEC 24 2015

DEPARTMENT OF
PLANNING & ZONING

EXTERIOR BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

REVISIONS	
No.	Description

Date

72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH

BURLINGTON, VERMONT

PRELIMINARY
NOT FOR
CONSTRUCTION

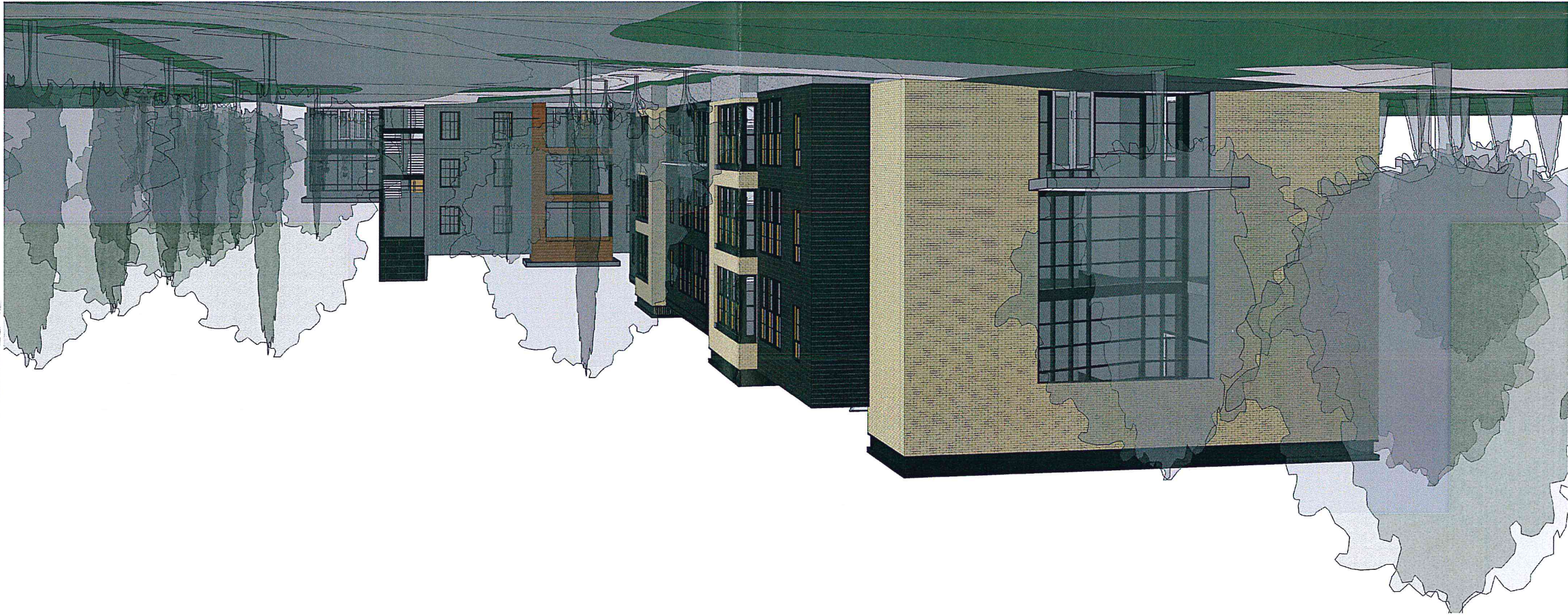
560 Highland Road
Suite 100
South Burlington, VT 05403
Rabideau Architects
RabideauArchitecture.com

PROJECT #:
1412

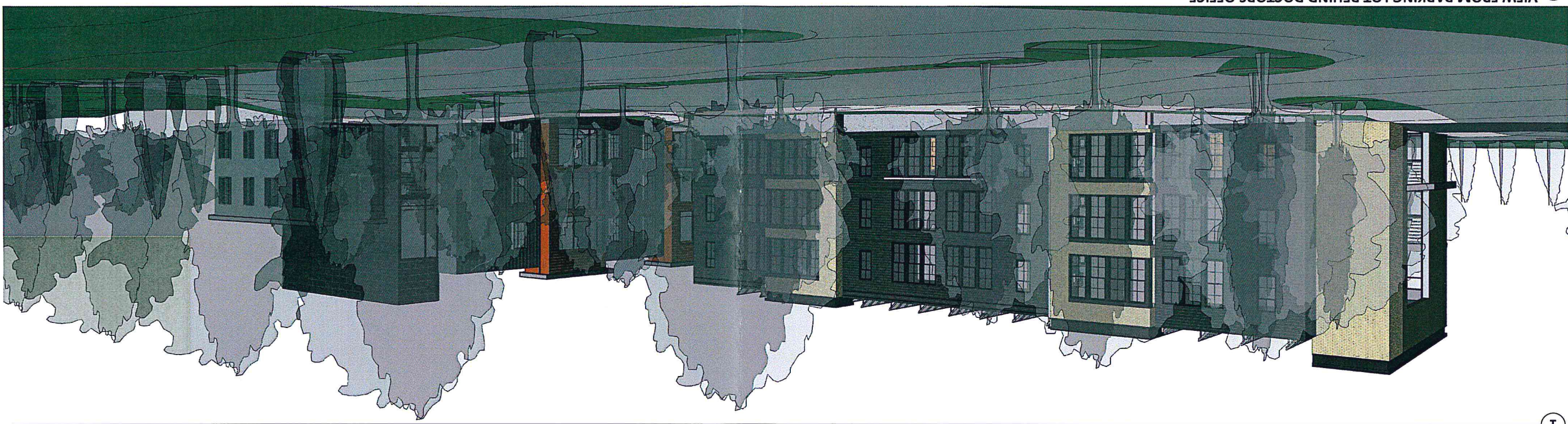
SHEET NUMBER

A202

08/05/2015



1 VIEW FROM ENTRANCE AT COLCHESTER AVE



2 VIEW FROM PARKING LOT BEHIND DOCTORS OFFICE

3D VIEWS

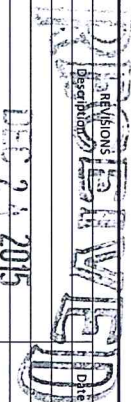
SCALE:

72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH

BURLINGTON, VERMONT

No.

REVISIONS
Date Description
DEC 21 2015



PRELIMINARY
NOT FOR
CONSTRUCTION

DEPARTMENT OF
PLANNING & ZONING

Rabideau Architects
564 Main Street
Suite 101
South Burlington, VT 05403
Tel: 802-255-0022
Fax: 802-255-0023
www.rabideauarchitects.com

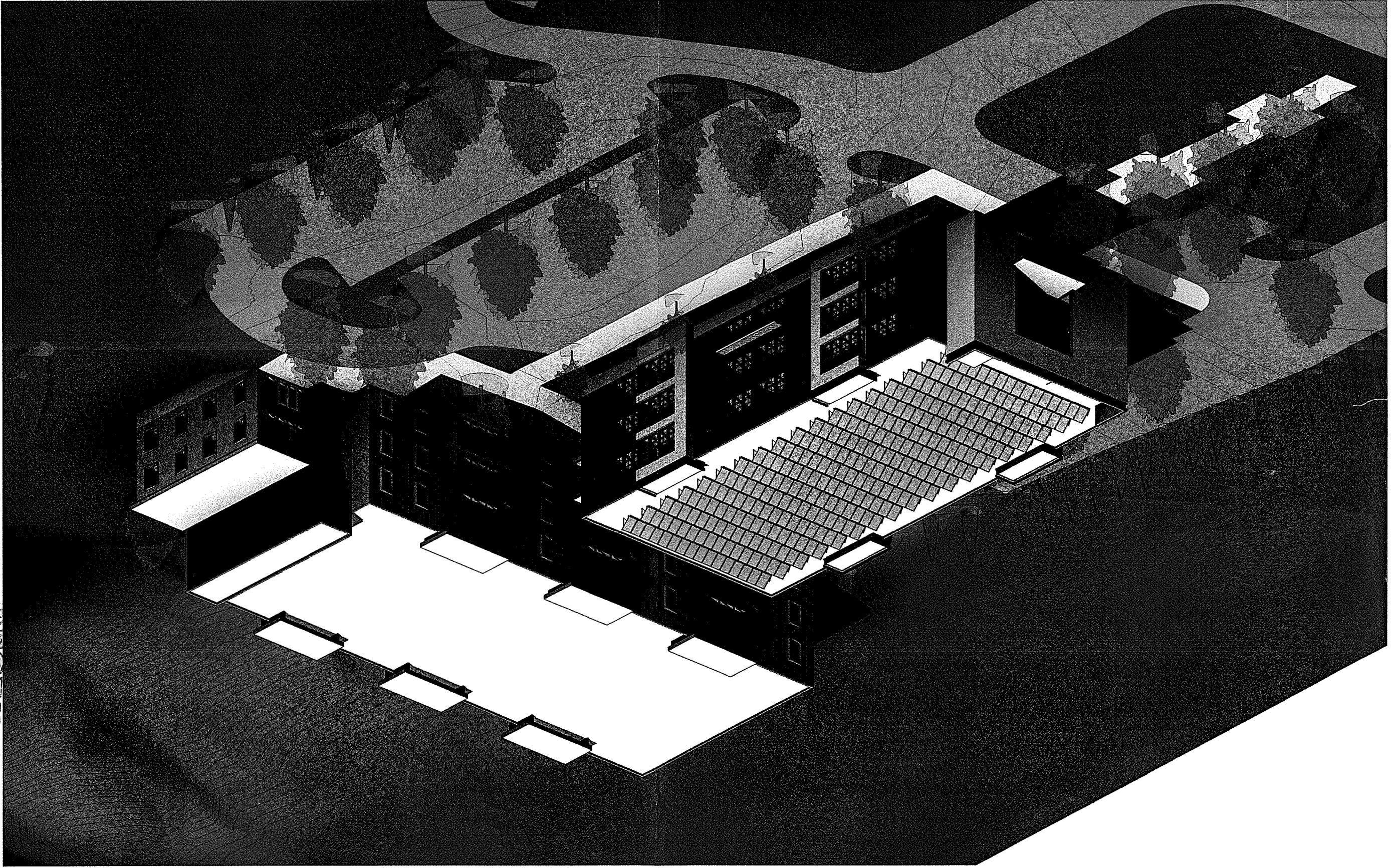
PROJECT #:

1412

SHEET NUMBER

A901

08/05/2015



PRELIMINARY
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DEC 24 2015

DEPARTMENT OF
PLANNING & ZONING

No.

3D VIEWS

SCALE:

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RA

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08/05/2015



Vermont Division for Historic Preservation
Agency of Commerce and Community Development
One National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620-0501
http://accd.vermont.gov/strong_communities/preservation/

[phone] 802-828-3211
[fax] 802-828-3206

December 3, 2015

Mary O'Neil
Department of Planning & Zoning
City Hall, 149 Church Street
Burlington, VT 05401

**Re: Proposed Removal from the National Register of Historic Places
Chittenden County Courthouse, 180 Church Street, Burlington, Vermont**

Dear Ms. O'Neil:

We are writing to inform you that the above-referenced property will be considered by the Vermont Advisory Council on Historic Preservation for removal from the National Register of Historic Places at its meeting on **January 21, 2016**.

Constructed in 1872, the Chittenden County Courthouse was listed in the National Register of Historic Places on April 11, 1973. The building suffered a devastating fire in February 1982 and was subsequently demolished. Because the building is no longer standing, it does not meet the criteria for listing in the National Register of Historic Places.

Removal of this property from the National Register is being requested by the Vermont Division for Historic Preservation. As part of the removal process, we are required to notify the Burlington Historic Preservation Review Committee (HPRC) of our intent to take this request to the Vermont Advisory Council on Historic Preservation.

If you or the HPRC have any questions about this request or the next steps in the removal process, please do not hesitate to contact me at 802-828-3043 or devin.colman@vermont.gov. All comments and/or questions must be submitted to our office at least one week prior to the date of the Advisory Council meeting.

Sincerely,
VERMONT DIVISION FOR HISTORIC PRESERVATION

A handwritten signature in dark ink, appearing to read "D. Colman", written over a horizontal line.

Devin A. Colman
State Architectural Historian







The Burlington Free Press

Lo

Thursday, February 11, 1982 • • •



Free Press Photo by STU PERRY

Shell of Chittenden County Courthouse still stands.

Civic Trust Trying

Burlington Design Advisory Board

149 Church Street, City Hall
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/>

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

*Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Sean McKenzie
Chris Alley
Steve Offenhartz
Jeremy Gates, Alternate
Phil Hammerslough, Alternate*



MINUTES BURLINGTON DESIGN ADVISORY BOARD Tuesday, January 11, 2016 3:00 p.m. Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey (Chair), Steve Offenhartz, Sean McKenzie, Chris Alley, and Phil Hammerslough (alternate.)

Absent: Ron Wanamaker (Vice Chair), Jeremy Gates (alternate)

Staff present: Mary O'Neil, Scott Gustin

Public: Jon Anderson, Frank von Turkovich, Greg Rabideau, Susan Butani, 2 others unidentified

Session I - 3:00-3:30 p.m.

1. 16-0724PD; 451 Ethan Allen Pkwy (RL, Ward 7N) Ellis/Alles

Preliminary plat proposal for 9-unit planned unit development in three buildings and associated site improvements.

Motion by Matt Bushey: I move to accept the preliminary application and forward to Development Review Board subject to the following conditions:

1. Analysis of buildable area by a third party is recommended.
2. Address handicap accessibility.
3. Provide fixture cutsheets for the lighting fixtures in the photometric plan.
4. Provide detail drawing of dumpster enclosure.
5. Provide railing details.
6. Depict utility meter screening.

Motion seconded by Steve Offenhartz

Vote: 5-0

Motion carries.

Session II – 3:30-4:00 p.m.

2. 16-0746SP; 72, 80, 92 Colchester Ave (I, Ward 1E) Frank von Turkovich

Sketch plan review for proposed 3-story, 2-building multi-residential building complex with associated parking.

As a sketch plan, no action was taken.

Session III – 4:00 p.m.

3. HPRC/CLG: Vermont Advisory Board Council Action Committee

Re: Removal of Chittenden County Courthouse from National Register

The Board acknowledged removal from the National Register without comment.