

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

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Development Review Board

Tuesday, February 6, 2024, 5:00 PM

645 Pine Street, Front Conference Room or Remote on Zoom:

Please click the link below to join the webinar:

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

Webinar ID: 832 2569 6227

Passcode: 969186

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

1. Agenda

2. Communications

3. Minutes

4. Consent

4.1.

ZP-23-552; 332 Ethan Allen Parkway (RL, Ward 7) City School Department / Administrative Offices/EED / Max Madalinski

Proposed construction of a multi-use pathway connecting Gosse Court to James Avenue. (Project Manager, Scott Gustin)

5. Public Hearing

5.1.

ZAP-24-1; 230 Main Street (FD5, Ward 8) Mid-Town Associates, Inc. / Ryan Nick

Appeal of zoning violation notice regarding unpermitted parking lot use. (Project Manager, Ted Miles)

6. Certificate of Appropriateness

6.1.

ZP-23-545; 245 Appletree Point Road (RL-W, Ward 4) 507J, LLC / Ramsay Gourd Architects
Proposed demolition of existing residence to construct a new residence in the same footprint. (Project
Manager, Mary O’Neil)

7. Other Business

7.1.
Neighborhood Code Presentation
Office of City Planning

8. Adjournment

9. Informational and Non-Discrimination Statements

9.1.
Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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

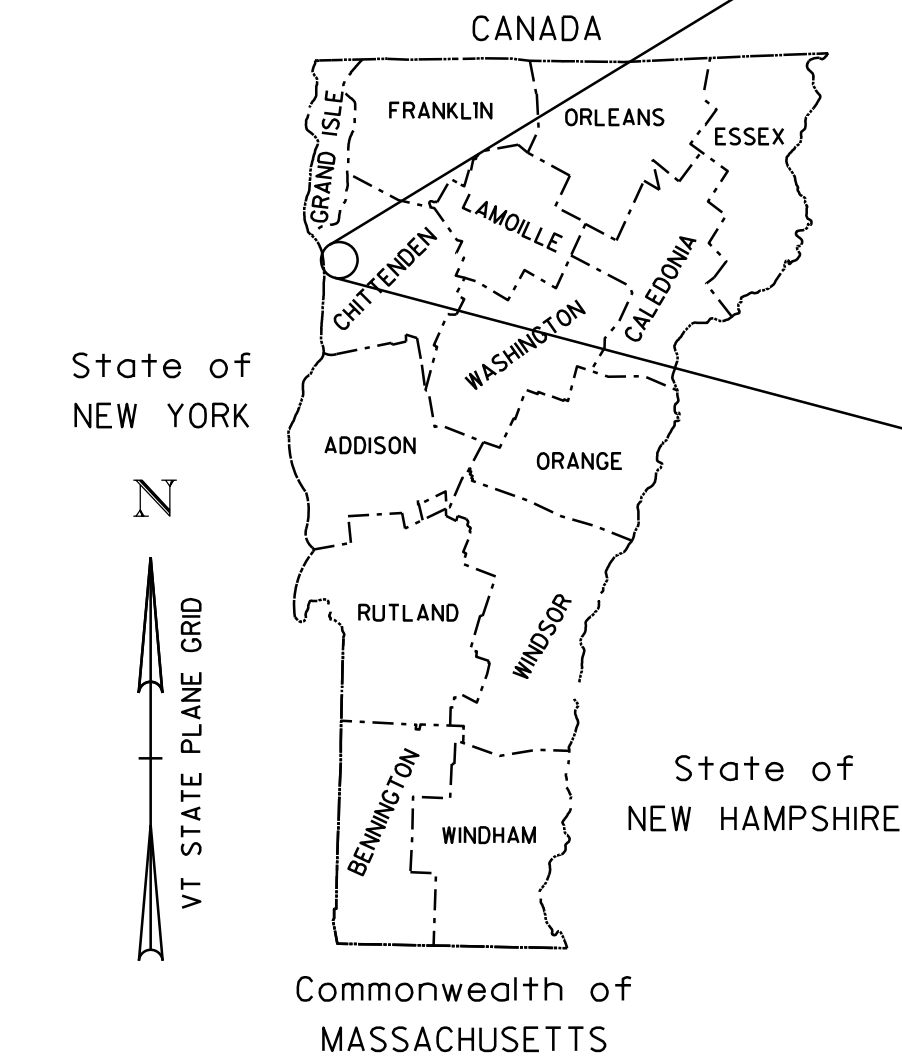




5/19/2023 9:52:12 AM V:\1_PROJECTS\Burlington-VT\22_909001_00-Schifilliti-Park-Path\2-CADD\CutSheets\22909001.00title.dgn

THESE PLANS ARE SUBJECT TO SUCH ENGINEERING CHANGES AS MAY BE REQUIRED BY THE FEDERAL HIGHWAY ADMINISTRATION OR THE VERMONT AGENCY OF TRANSPORTATION. CONSTRUCTION IS TO BE CARRIED ON IN ACCORDANCE WITH THESE PLANS AND THE VTRANS STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED 2018, AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION ON APRIL 13, 2018 FOR USE ON THIS PROJECT, INCLUDING ALL SUBSEQUENT REVISIONS AND SUCH REVISED SPECIFICATIONS AND SPECIAL PROVISIONS INCORPORATED IN THESE PLANS.

QUALITY ASSURANCE PROGRAM : LEVEL 3	
SURVEYED BY :	HOYLE, TANNER
SURVEYED DATE :	04/05/2022
DATUM	
VERTICAL	EGM2008
HORIZONTAL	NAD83 (2011)



PROJECT LOCATION

CITY OF BURLINGTON
CHITTENDEN COUNTY
VERMONT



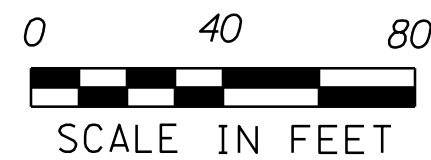
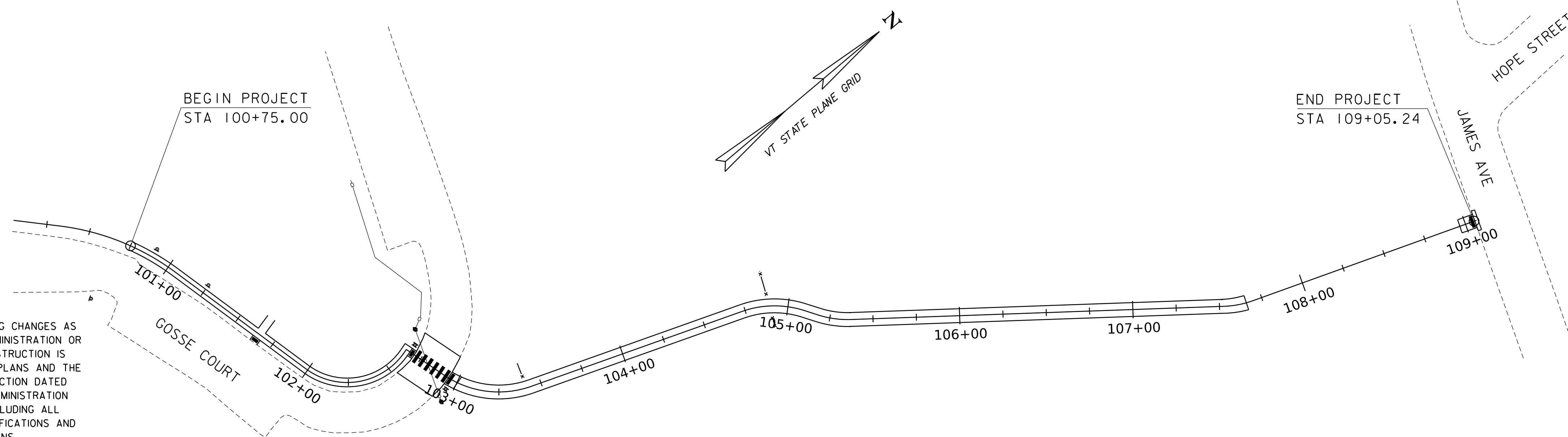
PLANS OF PROPOSED
SCHIFILLITI PARK
BURLINGTON, VERMONT
MULTI-USE PATHWAY

VTRANS PROJECT NO. TAP TA20(III)

PROJECT LOCATION: BEGINNING AT GOSSE COURT AND EXTENDING 830 FEET THROUGH SCHIFILLITI PARK CONNECTING THE NEIGHBORHOOD OFF OF UPPER ETHAN ALLEN PARKWAY.

PROJECT DESCRIPTION: MULTI-USE PATHWAY CONSTRUCTION IN SCHIFILLITI PARK IN BURLINGTON, VT.

LENGTH OF PROJECT: 830.24 FEET

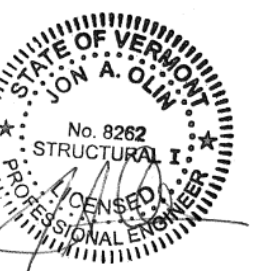


INDEX OF SHEETS

SHEET NO	DESCRIPTION
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3	PROJECT NOTES AND SUMMARY OF QUANTITIES
4	TYPICAL SECTIONS
5	LAYOUT SHEET (1 OF 2)
6	LAYOUT SHEET (2 OF 2)
7	PROFILE SHEET (1 OF 2)
8	PROFILE SHEET (2 OF 2)
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11	CROSS SECTIONS (3 OF 3)
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CO-1	BURLINGTON DPW STANDARD CLEAN OUT DETAIL

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T-10	CONVENTIONAL ROADS CONSTRUCTION APPROACH SIGNING	08/06/2012
T-30	CONSTRUCTION SIGN DETAILS	02/17/2022



DATE	DESCRIPTION	REV	FILENAME	DESIGNED	NLC	DRAWN	NLC	CHECKED	JAO	DATE
			22909001.00titl							FEBRUARY 2023

FILENAME	DESIGNED	NLC	DRAWN	NLC	CHECKED	JAO	DATE
22909001.00titl							FEBRUARY 2023

HOYLE TANNER

125 College Street, 4th Floor • Burlington, VT 05401
(802) 860-1331 • www.hoyletanner.com

CITY OF BURLINGTON BURLINGTON, VERMONT
SCHIFILLITI PARK MULTI-USE PATHWAY
TITLE SHEET

PROJECT NO. 22.909001.00
SHEET NO. 1
SHEET 1 OF 11

GENERAL INFORMATION

SYMBOL OGY LEGEND NOTE

THE SYMBOLOGY ON THIS SHEET IS INTENDED TO COVER STANDARD CONVENTIONAL SYMBOLOGY. THE SYMBOLOGY IS USED FOR EXISTING & PROPOSED FEATURES WITH HEAVIER LINEWEIGHT, IN COMBINATION WITH PROJECT ANNOTATION, AS NOTED ON PROJECT PLAN SHEETS. THIS LEGEND SHEET COVERS THE BASICS. SYMBOLOGY ON PLANS MAY VARY, PLAN ANNOTATIONS AND NOTES SHOULD BE USED TO CLARIFY AS NEEDED.

COMMON TOPOGRAPHIC POINT SYMBOLS

POINT	CODE	DESCRIPTION
	APL	BOUND APPARENT LOCATION
	BM	BENCHMARK
	BND	BOUND
	CB	CATCH BASIN
	COMB	COMBINATION POLE
	DITHR	DROP INLET THROATED DNC
	EL	ELECTRIC POWER POLE
	FPOLE	FLAGPOLE
	GASFIL	GAS FILLER
	GP	GUIDE POST
	GSO	GAS SHUT OFF
	GUY	GUY POLE
	GUYW	GUY WIRE
	GV	GATE VALVE
	H	TREE HARDWOOD
	HCTRL	CONTROL HORIZONTAL
	HVCTRL	CONTROL HORIZ. & VERTICAL
	HYD	HYDRANT
	IP	IRON PIN
	IPIPE	IRON PIPE
	LI	LIGHT - STREET OR YARD
	MB	MAILBOX
	MH	MANHOLE (MH)
	MM	MILE MARKER
	PM	PARKING METER
	PMK	PROJECT MARKER
	POST	POST STONE/WOOD
	RRSIG	RAILROAD SIGNAL
	RRSL	RAILROAD SWITCH LEVER
	S	TREE SOFTWOOD
	SAT	SATELLITE DISH
	SHRUB	SHRUB
	SIGN	SIGN
	STUMP	STUMP
	TEL	TELEPHONE POLE
	TIE	TIE
	TSIGN	SIGN W/DOUBLE POST
	VCTRL	CONTROL VERTICAL
	WELL	WELL
	WSO	WATER SHUT OFF

THESE ARE COMMON VAOT SURVEY POINT SYMBOLS FOR EXISTING FEATURES, ALSO USED FOR PROPOSED FEATURES WITH HEAVIER LINEWEIGHT, IN COMBINATION WITH PROPOSED ANNOTATION.

PROPOSED GEOMETRY CODES

CODE	DESCRIPTION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
CC	CENTER OF CURVE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
POB	POINT OF BEGINNING
POE	POINT OF ENDING
STA	STATION PREFIX
AH	AHEAD STATION SUFFIX
BK	BACK STATION SUFFIX
D	CURVE DEGREE OF (100 FT)
R	CURVE RADIUS OF
T	CURVE TANGENT LENGTH
L	CURVE LENGTH OF
E	CURVE EXTERNAL DISTANCE
CB	CHORD BEARING

UTILITY SYMBOLLOGY

UNDERGROUND UTILITIES

—	UGU	—	UTILITY (GENERIC-UNKNOWN)
—	UT	—	TELEPHONE
—	UE	—	ELECTRIC
—	UC	—	CABLE (TV)
—	UEC	—	ELECTRIC+CABLE
—	UET	—	ELECTRIC+TELEPHONE
—	UCT	—	CABLE+TELEPHONE
—	UECT	—	ELECTRIC+CABLE+TELEPHONE
			GAS LINE
			WATER LINE
—	S	—	SANITARY SEWER (SEPTIC)

ABOVE GROUND UTILITIES (AERIAL)

—	AGU	—	.	.	.	.	.	UTILITY (GENERIC-UNKNOWN)
—	T	—	.	.	.	.	.	TELEPHONE
—	C	—	.	.	.	.	.	ELECTRIC
—	EC	—	.	.	.	.	.	CABLE (TV)
—	ET	—	.	.	.	.	.	ELECTRIC+CABLE
—	ET	—	.	.	.	.	.	ELECTRIC+TELEPHONE
—	AER E&T	—	.	.	.	.	.	ELECTRIC+TELEPHONE
—	CT	—	.	.	.	.	.	CABLE+TELEPHONE
—	ECT	—	.	.	.	.	.	ELECTRIC+CABLE+TELEPHONE
—	.	—	.	.	.	.	.	UTILITY POLE GUY WIRE

PROJECT CONSTRUCTION SYMBOLOGY

PROJECT DESIGN & LAYOUT SYMBOLOLOGY

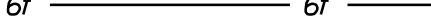
———— CZ ————— CLEAR ZONE
 ————— PLAN LAYOUT MATCHLINE

PROJECT CONSTRUCTION FEATURES

	TOP OF CUT SLOPE
	TOE OF FILL SLOPE
	STONE FILL
	BOTTOM OF DITCH $\mathcal{C}$
	CULVERT PROPOSED
	STRUCTURE SUBSURFACE
	PROJECT DEMARCATION FENCE
	BARRIER FENCE
	TREE PROTECTION ZONE (TPZ)
	STRIPING LINE REMOVAL
	SHEET PILES

CONVENTIONAL BOUNDARY SYMBOLOLOGY

BOUNDARY LINES

	COUNTY LINE	TOWN BOUNDARY LINE
	STATE LINE	COUNTY BOUNDARY LINE
		STATE BOUNDARY LINE
		PROPOSED STATE R.O.W. (LIMITED ACCESS)
		PROPOSED STATE R.O.W.
		STATE ROW (LIMITED ACCESS)
		STATE ROW
		TOWN ROW
		PERMANENT EASEMENT LINE (P)
		TEMPORARY EASEMENT LINE (T)
		SURVEY LINE
		PROPERTY LINE (P/L)
		
		SLOPE RIGHTS
		6F PROPERTY BOUNDARY
		4F PROPERTY BOUNDARY
		HAZARDOUS WASTE

EPSC LAYOUT PLAN SYMBOLOGY

EPSC MEASURES

	FILTER CURTAIN
	SILT FENCE
	SILT FENCE WOVEN WIRE
	CHECK DAM
	DISTURBED AREAS REQUIRING RE-VEGETATION
	EROSION MATTING

SEE EPSC DETAIL SHEETS FOR ADDITIONAL SYMBOLOGY

ENVIRONMENTAL RESOURCES

	WETLAND BOUNDARY
	RIPARIAN BUFFER ZONE
	WETLAND BUFFER ZONE
	SOIL TYPE BOUNDARY
	THREATENED & ENDANGERED SPECIES
	HAZARDOUS WASTE AREA
	AGRICULTURAL LAND
	FISH & WILDLIFE HABITAT
	FLOOD PLAIN
	ORDINARY HIGH WATER (OHW)
	STORM WATER
	USDA FOREST SERVICE LANDS
	WILDLIFE HABITAT SUIT/CONN

ARCHEOLOGICAL & HISTORIC

— ARCH —	ARCHEOLOGICAL BOUNDARY
— HISTORIC DIST —	HISTORIC DISTRICT BOUNDARY
— HISTORIC —	HISTORIC AREA
(H)	HISTORIC STRUCTURE

CONVENTIONAL TOPOGRAPHIC SYMBOLOLOGY

EXISTING FEATURES

	ROAD EDGE PAVEMENT
	ROAD EDGE GRAVEL
	DRIVEWAY EDGE
	DITCH
	FOUNDATION
	FENCE (EXISTING)
	FENCE WOOD POST
	FENCE STEEL POST
	GARDEN
	ROAD GUARDRAIL
	RAILROAD TRACKS
	CULVERT (EXISTING)
	STONE WALL
	WALL
	WOOD LINE
	BRUSH LINE
	HEDGE
	BODY OF WATER EDGE
	LEDGE EXPOSED

R. O. W. ABBREVIATIONS (CODES) & SYMBOLS

POINT	CODE	DESCRIPTION
	BF	BARRIER FENCE
	CH	CHANNEL EASEMENT
	CONST	CONSTRUCTION EASEMENT
	CUL	CULVERT EASEMENT
	D&C	DISCONNECT & CONNECT
	DIT	DITCH EASEMENT
	DR	DRAINAGE EASEMENT
	DRIVE	DRIVEWAY EASEMENT
	EC	EROSION CONTROL
	HWY	HIGHWAY EASEMENT
	I&M	INSTALL & MAINTAIN EASEMENT
	LAND	LANDSCAPE EASEMENT
	PDF	PROJECT DEMARCATION FENCE
	R&RES	REMOVE & RESET
	R&REP	REMOVE & REPLACE
	R.T. & I.	RIGHT, TITLE, AND INTEREST
	SR	SLOPE RIGHT
	UE	UTILITY EASEMENT
	(P)	PERMANENT EASEMENT
	(T)	TEMPORARY EASEMENT
■	BNDNS	BOUND SET
□	BNDNS	BOUND TO BE SET
◎	IPNF	IRON PIN FOUND
●	IPNS	IRON PIN TO BE SET
⊠	CALC	EXISTING ROW POINT
○	PROW	PROPOSED ROW POINT
[LENGTH]		LENGTH CARRIED ON NEXT SHEET

A circular professional engineer seal for the State of Vermont. The outer ring contains the text "STATE OF VERMONT" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the name "JON A. OLIN" is printed in a larger font. Below the name, the text "No. 8262" and "STRUCTURAL I" are printed. At the bottom of the seal, the word "LICENSED" is printed, with a signature written over it.

FILENAME	DESIGNED	REV	DESCRIPTION	DRAWN BY	DATE
220909001001eg	NLC				
MODEL NAME	DLN				
LEGEND	NLC				
SCALE	CHECKED				
AS SHOWN	JAO				
DATE					
FEBRUARY 2023					

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TANNER**

125 College Street, 4th Floor • Burlington, VT 05401
(802) 860-1331 • www.hoyletanner.com

CITY OF BURLINGTON BURLINGTON, VERMONT SCHILLITI PARK MULTI-USE PATHWAY CONVENTIONAL SYMBOLOLOGY LEGEND

SHEET NO.

2

SHEET 2 OF 11

GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND STANDARDS AND THE MORE STRINGENT SHALL GOVERN.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE STATE OF VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED 2018 AND ITS LATEST REVISIONS.
- QUALITY CONTROL, SUCH AS TESTING, CERTIFICATIONS, AND SUBMITTALS SHALL BE IN ACCORDANCE WITH VTRANS SPECIFICATIONS. ADEQUATE TIME AS SPECIFIED IN SECTION 105 SHALL BE GIVEN FOR THE ENGINEER TO REVIEW.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS AND COORDINATION OF OTHER TRADES.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SITE SAFETY SHALL SOLELY BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES PRIOR TO COMMENCING WITH THE WORK, FABRICATION OR ORDERING MATERIALS. DO NOT SCALE DRAWINGS, USE DIMENSIONS SHOWN.
- ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK.
- HOYLE TANNER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT ARISE DUE TO THE FAILURE OF THE CONTRACTOR:
 - TO FOLLOW THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY.
 - TO NOTIFY HOYLE TANNER OF ANY DISCREPANCIES, ERRORS, OMISSIONS OR CONFLICTS AND OBTAIN THEIR GUIDANCE TO RESOLVE.

GENERAL CONSTRUCTION NOTES

- THE FOOT PATH WILL BE CLOSED DURING CONSTRUCTION AND TRAFFIC WILL BE DETOURED AROUND THE SITE (ITEM 641.11). THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING, ERECTING, AND MAINTAINING PERMANENT CONSTRUCTION FENCING, SIGNS, AND/OR WARNING DEVICES AS APPROVED OR DIRECTED BY THE ENGINEER. ALL DEVICES SHALL CONFORM TO SECTION 641 OF THE VTRANS SPECIFICATIONS AND THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WORK ON THE PROJECT OR ANY SEPARATE ACTIVITY THEREIN SHALL NOT START UNTIL ALL REQUIRED SIGNS AND WARNING DEVICES ARE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
- DIMENSIONS, ANGLES, BEARINGS AND ELEVATIONS SHOWN ON THESE CONTRACT PLANS HAVE BEEN OBTAINED FROM EXISTING PLANS, LIMITED FIELD INVESTIGATIONS, AND SURVEY, AND MAY NOT ACCURATELY REFLECT ACTUAL FIELD CONDITIONS. ACCORDINGLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING FIELD MEASUREMENTS OF ALL EXISTING STRUCTURE COMPONENTS IMPACTED BY THE PROPOSED WORK TO ASSURE CONSISTENCY WITH THE PROPOSED MODIFICATIONS. ANY DISCREPANCIES IN DIMENSIONS, CHARACTER OR EXTENT OF THE EXISTING FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE ADVANCING THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FIELD LAYOUT INCLUDING THE INITIAL LAYOUT, AND LAYOUT OF SUBGRADE; COSTS ARE INCIDENTAL TO PAY ITEM 635.11, MOBILIZATION/DEMOBILIZATION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING, INSTALLATION AND REMOVAL OF ALL TEMPORARY SHORING AND BRACING REQUIRED DURING CONSTRUCTION.
- THE OPENING AND USE OF OFF SITE WASTE, BORROW, AND STAGING AREAS SHALL FOLLOW THE PROVISIONS OF SECTION 105.25 OF THE VTRANS STANDARD SPECIFICATION FOR CONSTRUCTION, 2018.
- MINOR CLEARING, GRUBBING AND PRUNING REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL WASTE BUILDING MATERIAL, CONCRETE, MASONRY, WOOD, DEBRIS, AND OTHER MATERIALS NECESSARY FOR THE SATISFACTORY COMPLETING OF THE CONTRACT WORK AS REQUIRED BY THE OWNER AND IS INCIDENTAL TO RESPECTIVE PAY ITEMS. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN STRICT ACCORDANCE OF VERMONT LAW.

TOPOGRAPHIC SURVEY NOTES

- SURVEY FOR THIS PROJECT WAS COMPLETED BY:
HOYLE TANNER
125 COLLEGE STREET, 4TH FLOOR, BURLINGTON, VT 05401
(802) 860-1331
- DATUM USED FOR THESE DRAWINGS IS AS FOLLOWS:
VERTICAL – EGM2008
HORIZONTAL – NAD 83 (2011)

WORK AREA NOTES

- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL LAYOUT LIMITS OF ALL EASEMENTS AND CITY'S RIGHT-OF-WAY WITHIN THE PROJECT LIMITS. COST IS INCLUDED UNDER ITEM 635.11, MOBILIZATION/DEMOBILIZATION. LAYOUT SHALL BE PERFORMED BY A LAND SURVEYOR LICENSED IN THE STATE OF VERMONT. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- CONSTRUCTION ACCESS SHALL BE LIMITED TO WITHIN THE CITY'S RIGHT-OF-WAY AND EASEMENTS LIMITS SHOWN IN THESE PLANS, UNLESS NOTED OTHERWISE. ADDITIONAL AREAS REQUIRED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COORDINATE WITH AFFECTED PROPERTY OWNERS AND OBTAIN TEMPORARY USE RIGHTS FOR SUCH AREAS. THE CONTRACTOR SHALL NOTIFY THE CITY IF ADDITIONAL AREAS ARE REQUIRED PRIOR TO COORDINATING WITH AFFECTED PROPERTY OWNERS.

UTILITY COORDINATION

- PUBLIC UNDERGROUND UTILITIES ARE PRESENT WITHIN THE PROJECT SITE. THE CONTRACTOR SHALL BE FAMILIAR AND TAKE NECESSARY PRECAUTIONS WITH THESE UTILITIES DURING CONSTRUCTION.

PUBLIC UNDERGROUND UTILITY OWNER INFORMATION:

CITY OF BURLINGTON
STORMWATER AND SEWER STRUCTURES
CONTACT NAME: JAMES SHERRARD, STORMWATER PROGRAM COORDINATOR
PHONE: (802) 863-4501
EMAIL: JSHERARD@BURLINGTONVT.GOV
- THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. ALL COSTS FOR DETERMINING UNDERGROUND UTILITY TYPES AND LOCATIONS SHALL BE INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL CONTACT DIG SAFE AND ALL APPLICABLE UTILITY DEPARTMENTS AND COMPANIES BEFORE EXCAVATION IS STARTED. UTILITIES WITHIN 50 FEET OF AN EXCAVATION SHALL BE MARKED IN THE FIELD. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE AGREED TO BY THE ENGINEER AND UTILITY OWNERS BEFORE PROCEEDING WITH THE WORK.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF VERMONT AGENCY OF NATURAL RESOURCES "STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL", 2020. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AN EROSION CONTROL PLAN. THE PLAN SHALL INCLUDE INSPECTION FREQUENCIES THAT THE CONTRACTOR WILL BE RESPONSIBLE FOR PERFORMING THROUGHOUT CONSTRUCTION, ADDITIONALLY AFTER RAIN EVENTS CAUSING RUNOFF FROM THE SITE, PAY ITEM 900.645 SPECIAL PROVISION (EROSION CONTROL).
- VISIBLE BARRIER, CONFORMING TO SECTION 653 OF THE STANDARD SPECIFICATIONS, SHALL BE INSTALLED AT CONSTRUCTION ACTIVITY LIMITS, PAY ITEM 900.645 SPECIAL PROVISION (EROSION CONTROL).
- THE CONTRACTOR IS RESPONSIBLE FOR TREATMENT OF ALL RUNOFF OFF OF THE SITE THROUGHOUT THE DURATION OF THE PROJECT, PAY ITEM 900.645 SPECIAL PROVISION (EROSION CONTROL).
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER EROSION PREVENTION AND SEDIMENT CONTROL TECHNIQUES ARE USED DURING CONSTRUCTION. GUIDANCE ON EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN ANR'S PUBLICATIONS ENTITLED "THE LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL" AND THE "VERMONT EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE."
- THE CONTRACTOR SHALL MAINTAIN AN ON-SITE EROSION CONTROL COORDINATOR, RESPONSIBLE FOR COMPLETING INSPECTION FORMS AND PERIODICALLY REVIEWING THE SITE TO ENSURE COMPLIANCE WITH THE EROSION CONTROL PLAN, PAY ITEM 900.645 SPECIAL PROVISION (EROSION CONTROL).
- REFERENCE SPECIFICATION SECTION 653 FOR ADDITIONAL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
- SEED MIX: VAOT URBAN LAWN MIX
(https://outside.vermont.gov/agency/vtrans/external/CADD/WebFiles/pdf/EPSC_2009.pdf)

TRAFFIC CONTROL NOTES

- REFER TO VERMONT AGENCY OF TRANSPORTATION (VTRANS) STANDARD T-1 FOR TEMPORARY TRAFFIC CONTROL GENERAL NOTES.
- CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN INCLUDING CONSTRUCTION SIGN PACKAGE FOR APPROVAL BY THE CONSTRUCTION ENGINEER. SUBMITTALS ARE INCIDENTAL TO ITEM 641.11.
- FOR PLACEMENT OF CONSTRUCTION APPROACH SIGNING, REFER TO APPROPRIATE VTRANS STANDARD DRAWINGS, STANDARD T-10 AT A MINIMUM.
- CONTRACTOR SHALL MAINTAIN SAFE, CONTINUOUS ACCESS TO ALL PROPERTIES ADJACENT TO THE PROJECT.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSING OFF THE FULL WIDTH OF THE PATHWAY DURING NON-WORKING HOURS AND UNTIL THE PROJECT IS COMPLETED TO PREVENT ACCESS BY PEDESTRIANS AND BICYCLISTS FROM ENTERING THE WORK AREA.

STREETLIGHT ASSEMBLY NOTES

- STREET LIGHT ASSEMBLIES SHALL MATCH THE FOLLOWING PRODUCT NUMBERS:

MANUFACTURER: HUBBELL LIGHTING INC.
LUMINAIRE #: 21A-1216B-UCM2-STR-36L-325-4K7-3-CL-BLS-SLA17-PCR
ARM #: 21A-1216B-SLA17-ARM W/PCR-BLS-UCM2
POLE #: 21A-1216B-DB64R15'2"-227-PTA-BLS-LAB
- CONTRACTOR SHALL PROVIDE A PRECAST CONCRETE POLE FOUNDATION MEETING THE STREETLIGHT MANUFACTURERS REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL. MINIMUM DEPTH SHALL BE 5' BELOW FINISHED GRADE.

SUMMARY OF QUANTITIES

- IN THE EVENT OF CONFLICT BETWEEN QUANTITIES SHOWN HERE AND QUANTITIES ON BID FORM, VALUES ON BID FORM SHALL GOVERN.

THE SUMMARY OF QUANTITIES SHOWN ARE ESITMATES BASED OFF FIELD MEASUREMENT AND ARE NOT GUARANTEED.

ITEM NO	ITEM DESCRIPTION	Quantity	
		Unit	Amount
203.15	COMMON EXCAVATION	CY	300
203.30	EARTH BORROW	CY	50
203.31	SAND BORROW	CY	100
204.20	TRENCH EXCAVATION OF EARTH	CY	110
210.10	COARSE-MILLING, BITUMINOUS PAVEMENT	SY	80
301.25	SUBBASE OF CRUSHED GRAVEL, COARSE GRADED	CY	180
301.26	SUBBASE OF CRUSHED GRAVEL, FINE GRADED	CY	40
404.65	EMULSIFIED ASPHALT	CWT	3
601.0910	15" CPEP	LF	18
604.20	PRECAST REINFORCED CONCRETE CATCH BASIN WITH CAST IRON GRATE	EACH	1
604.42	CHANGING ELEVATION OF SEWER MANHOLES	EACH	1
605.10	UNDERDRAIN PIPE, 6 INCHES	LF	230
618.10	PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH	SY	135
618.30	DETECTABLE WARNING SURFACE	SF	50
630.15	FLAGGERS	HR	80
635.11	MOBILIZATION/DEMOBILIZATION	LS	1
641.11	TRAFFIC CONTROL, ALL-INCLUSIVE	LS	1
646.311	CROSSWALK MARKING, WATERBORNE PAINT	LF	24
649.31	GEOTEXTILE UNDER STONE FILL	SY	700
651.15	SEED	LB	20
651.18	FERTILIZER	LB	120
651.20	AGRICULTURAL LIMESTONE	TON	0.50
651.35	TOPSOIL	CY	130
656.85	TREE PROTECTION	LS	1
675.20	TRAFFIC SIGN, TYPE A	SF	17
675.341	SQUARE TUBE SIGN POST AND ANCHOR	LF	36
675.50	REMOVING SIGNS	EACH	2
675.60	RESETTING SIGNS	EACH	2
678.23	WIRED CONDUIT	LF	140
678.25	PULL BOX, STANDARD	EACH	3
679.46	STREET LIGHT ASSEMBLY	EACH	2
900.645	SPECIAL PROVISION (REMOVE AND RESET TIMBER RAIL)	LS	1
900.645	SPECIAL PROVISION (EROSION CONTROL)	LS	1
900.680	SPECIAL PROVISION (BITUMINOUS CONCRETE PAVEMENT, SMALL QUANTITY)	TON	60



DATE	REV	DESCRIPTION	DESIGNED	CHECKED	DATE
			FILENAME 2290900100mts	NLC	
			MODEL NAME 909001.mst	DRAWN NLC	
			SCALE	AS SHOWN	
				JAO	
					FEBRUARY 2023



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CITY OF BURLINGTON
BURLINGTON, VERMONT

SCHFILLITT PARK MULTI-USE PATHWAY

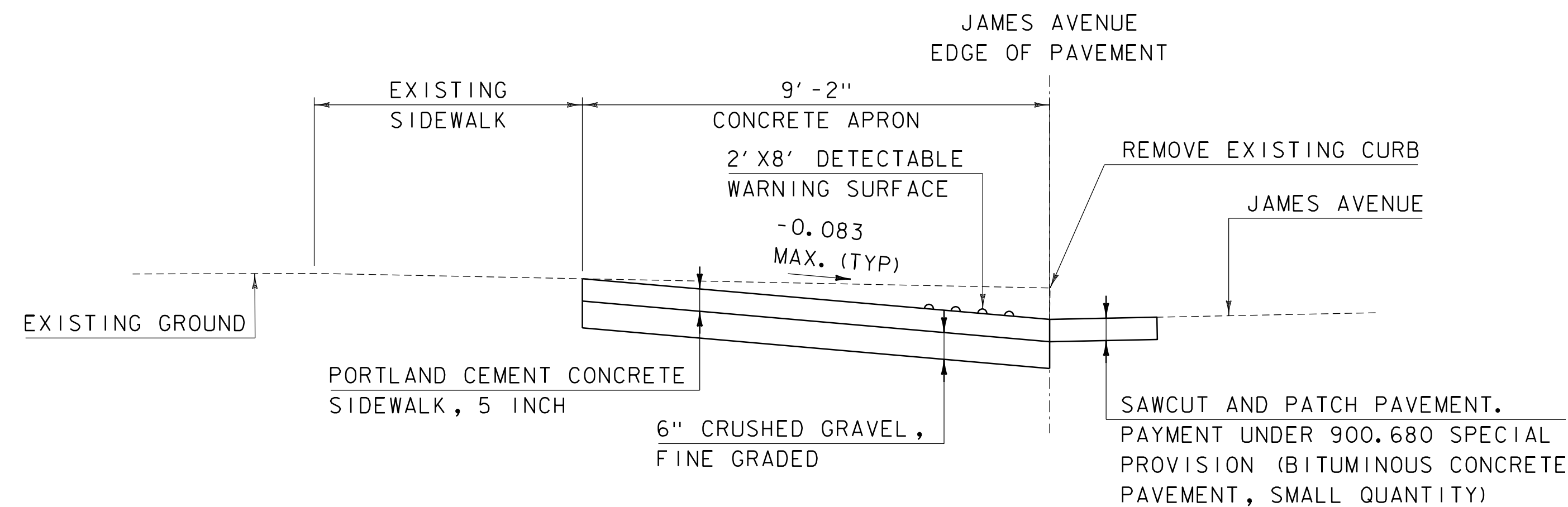
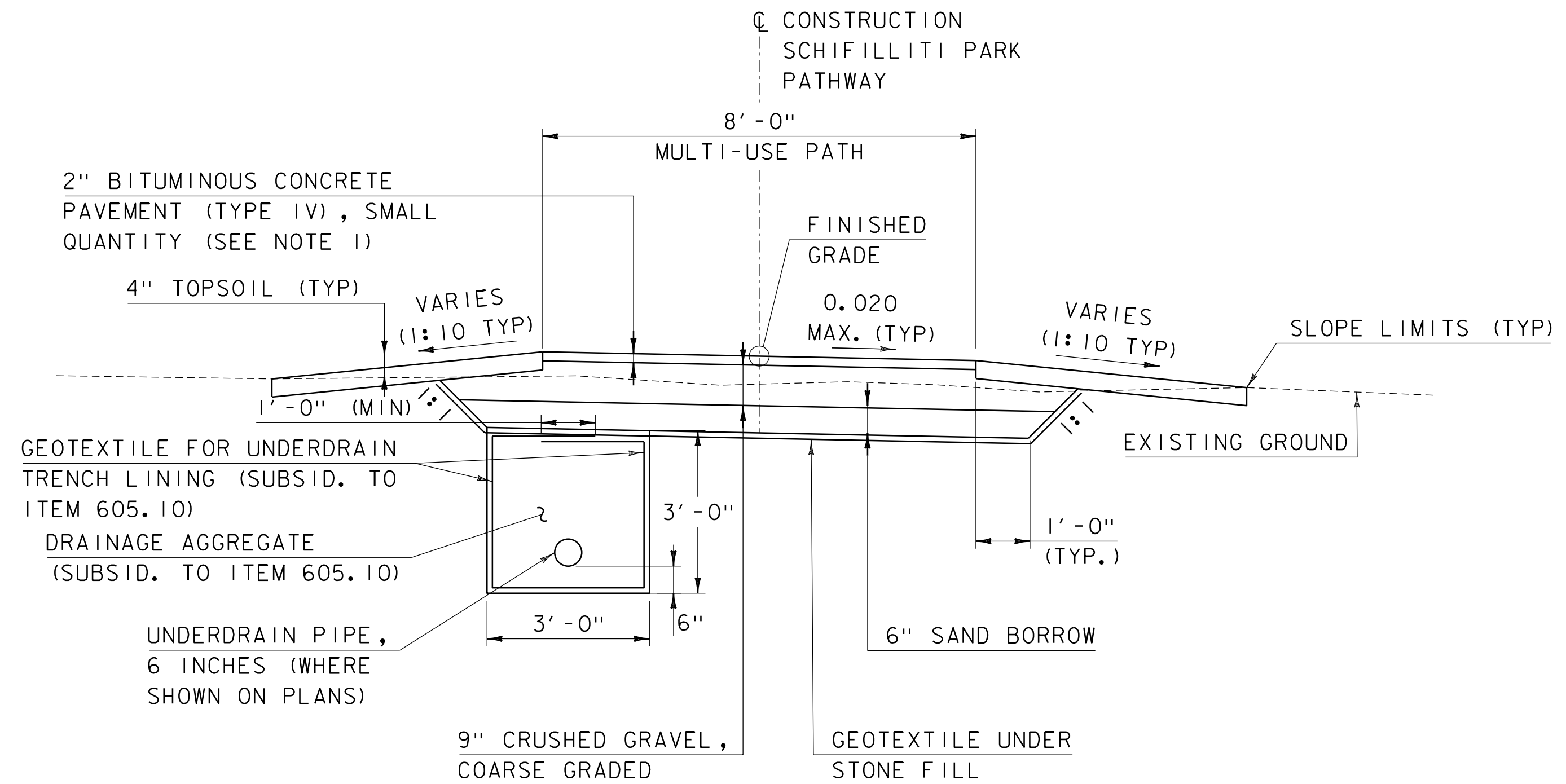
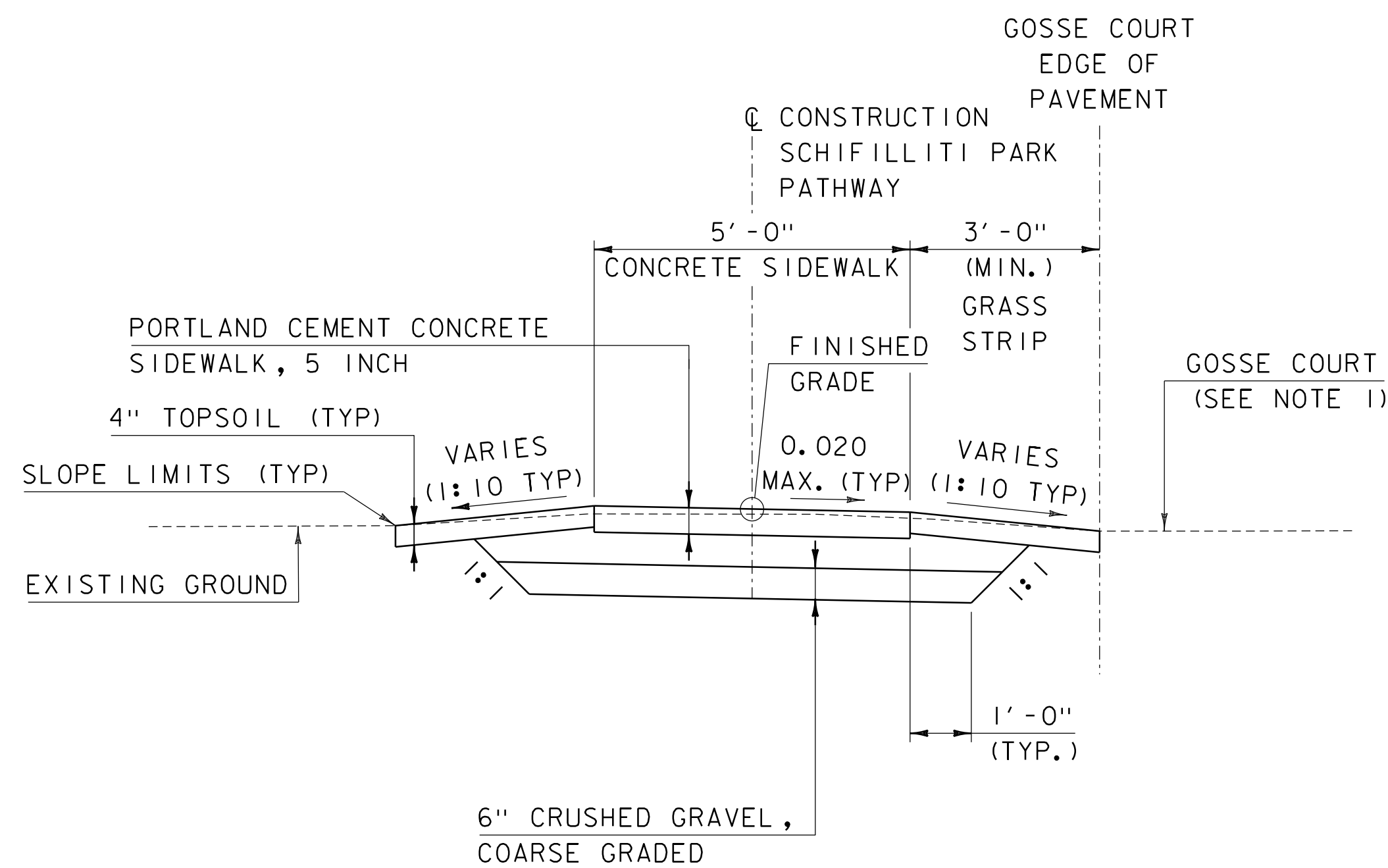
PROJECT NOTES AND SUMMARY OF QUANTITIES

PROJECT NO. 22.909001.00

SHEET NO.

3

SHEET 3 OF 11



FILENAME	DESIGNED	REV	DESCRIPTION	DATE BY	DATE
2290900100typ	NLC				
MODEL NAME	DRAWN				
TYPE1	NLC				
SCALE	CHECKED				
AS SHOWN	JAO				

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DATE
FEBRUARY 2023



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CITY OF BURLINGTON
BURLINGTON, VERMONT

SCHFILLITI PARK MULTI-USE PATHWAY

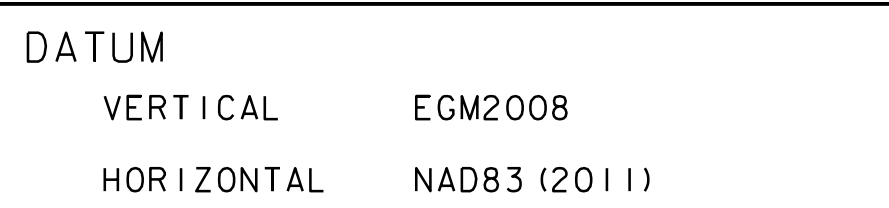
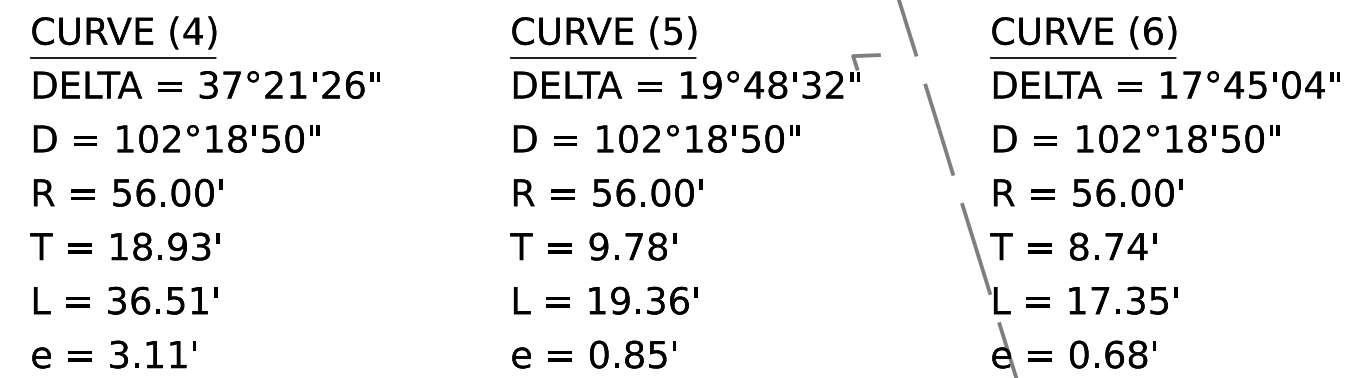
TYPICAL SECTIONS

PROJECT NO. 22.909001.00

SHEET NO.

4

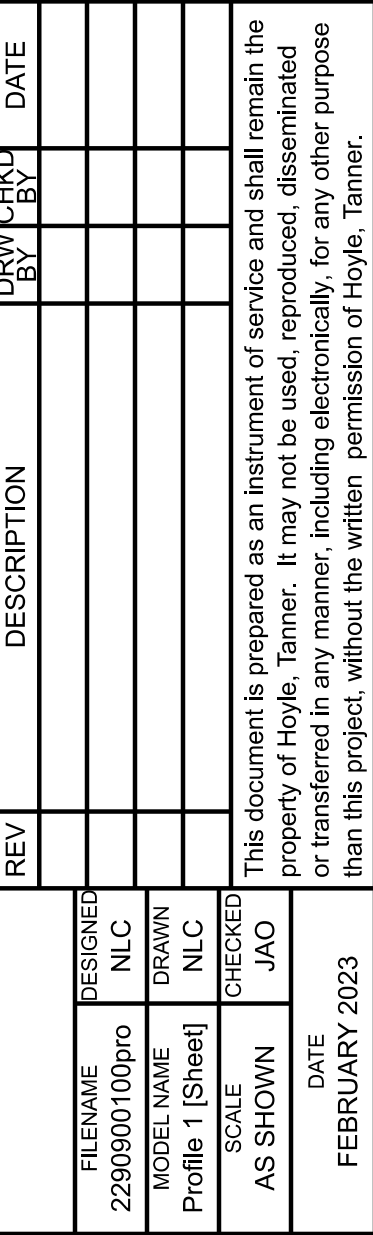
SHEET 4 OF 11



LAYOUT PLAN
SCALE: 1" = 20'

Page 10 of 9

A circular professional engineer seal for the State of Vermont. The outer ring contains the text "STATE OF VERMONT" at the top and "JON A. OLIN" at the bottom, separated by two stars. Inside the ring, the text "No. 8262" is at the top, "STRUCTURAL I" is in the center, and "PROFESSIONAL ENGINEER" is at the bottom. A signature is written across the seal.



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SCHFILLITI PARK MULTI-USE PATHWAY

PROFILE SHEET (1 OF 2)

PROJECT NO. 22.909001.00

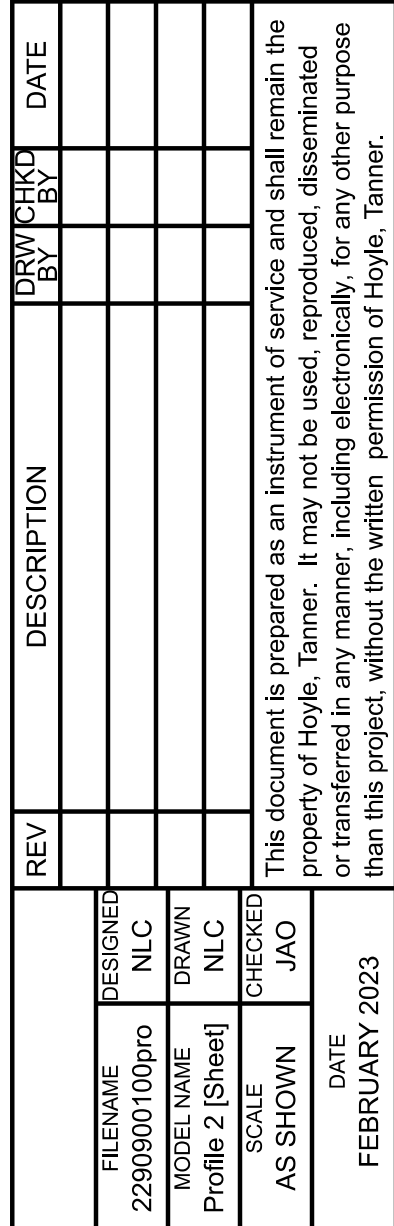
SHEET NO.

7

SHEET 7 OF 11

Page 11 of 95

STATE OF VERMONT
JON A. OLIN
No. 8262
STRUCTURAL I
LICENSED
PROFESSIONAL ENGINEER



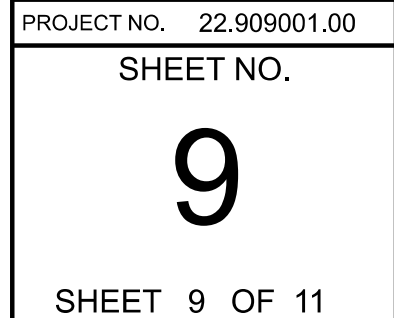
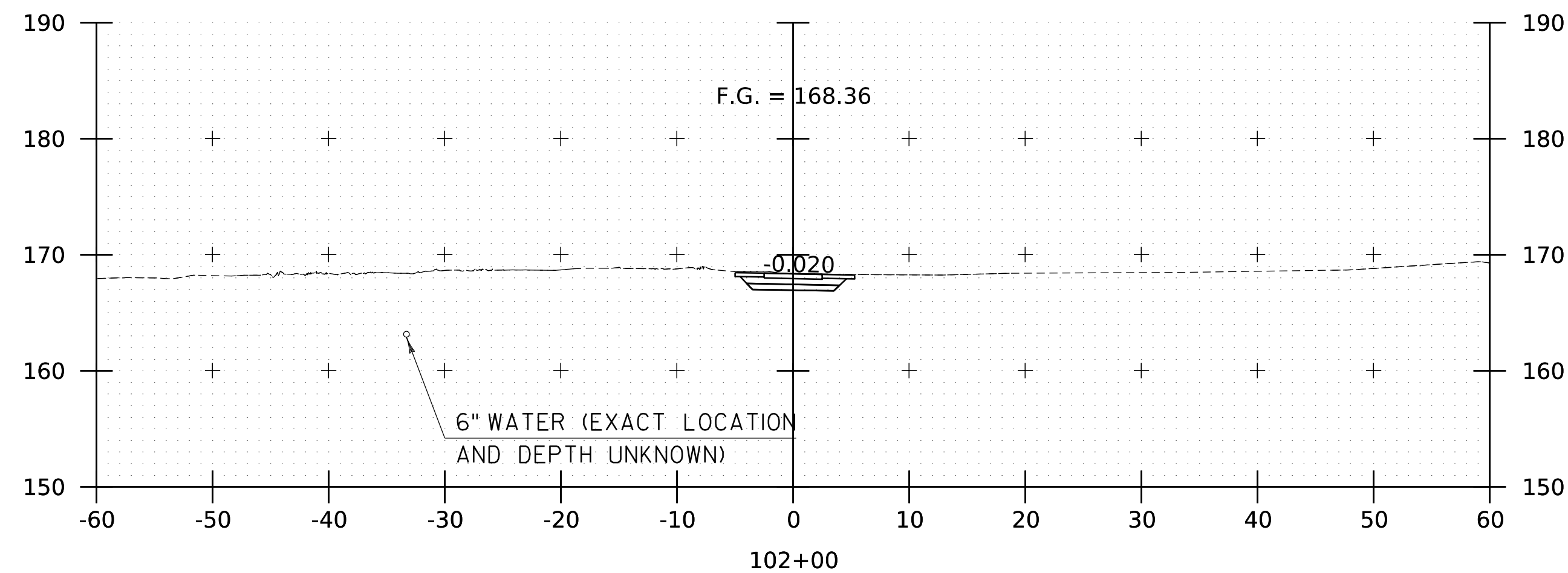
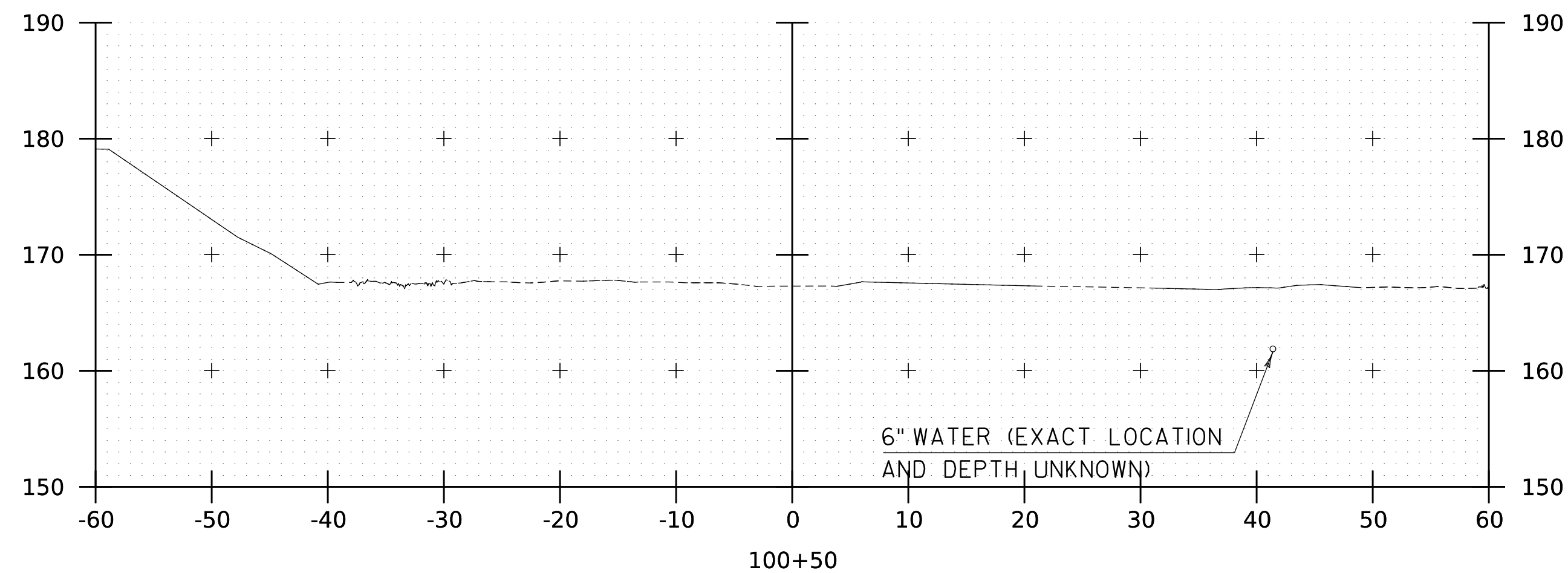
CITY OF BURLINGTON
BURLINGTON, VERMONT

SCHFILLITI PARK MULTI-USE PATHWAY

PROJECT NO. 22.909001.00
SHEET NO.
8
SHEET 8 OF 11

Page 12 of 95

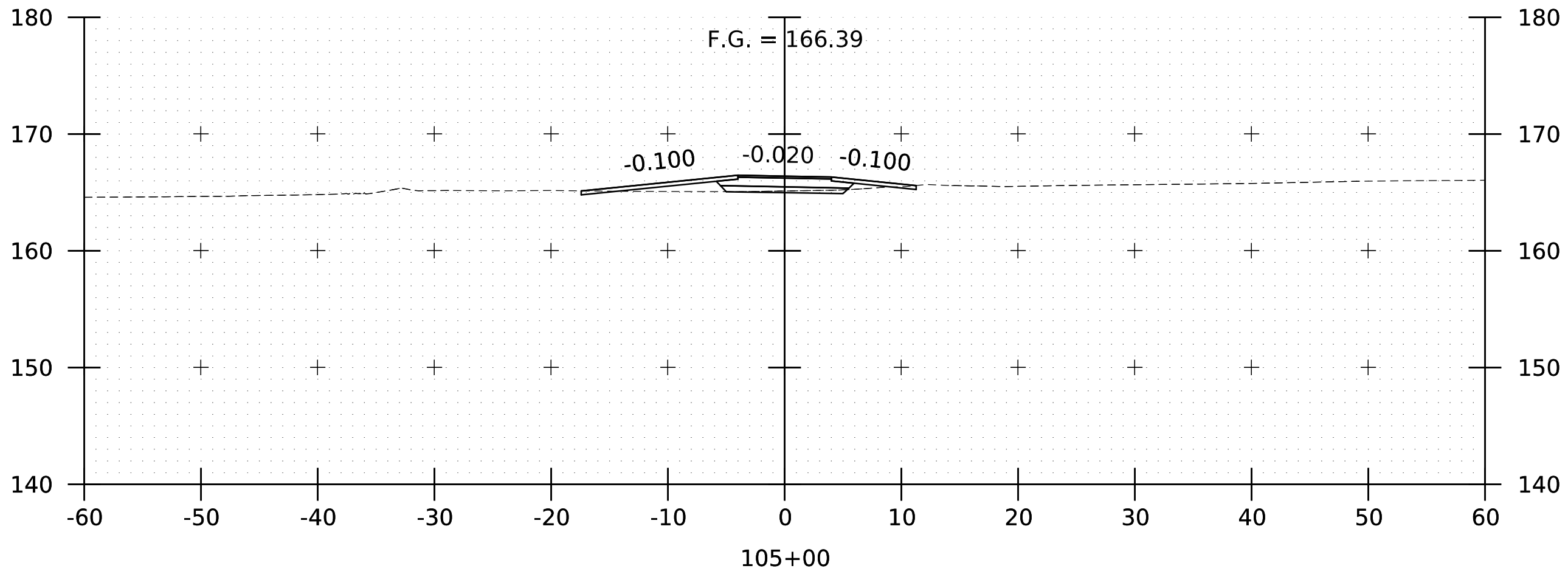
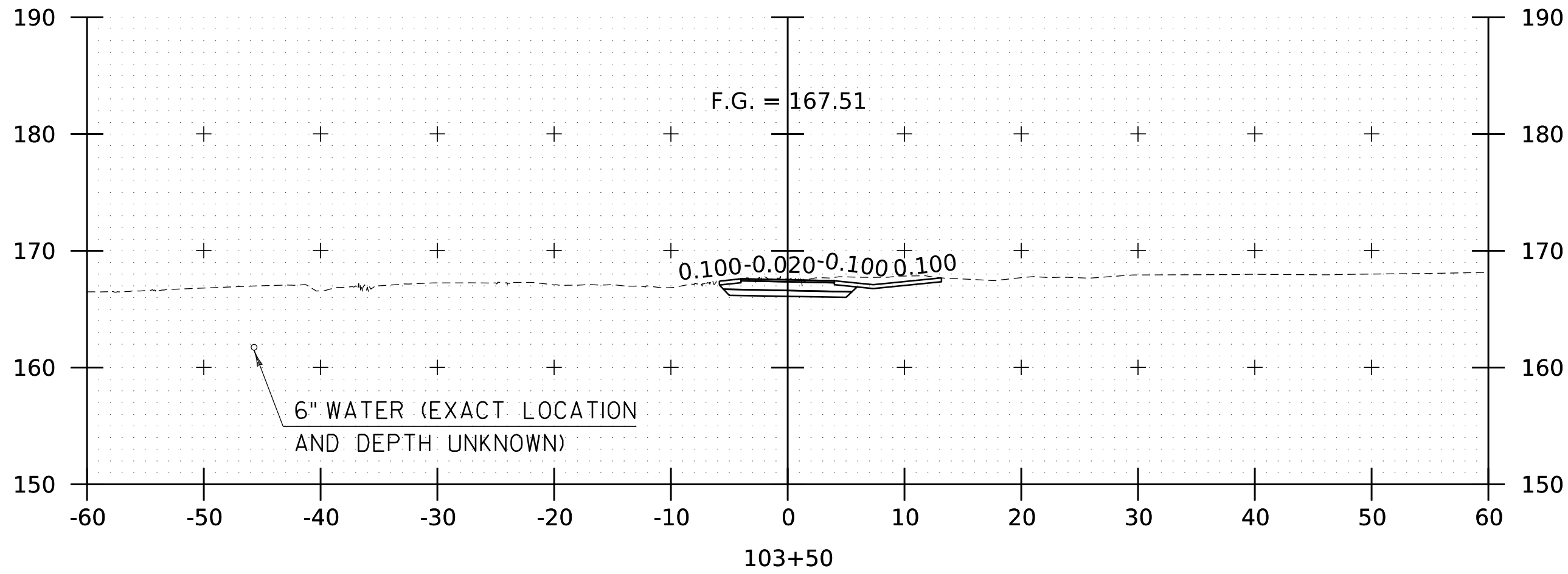
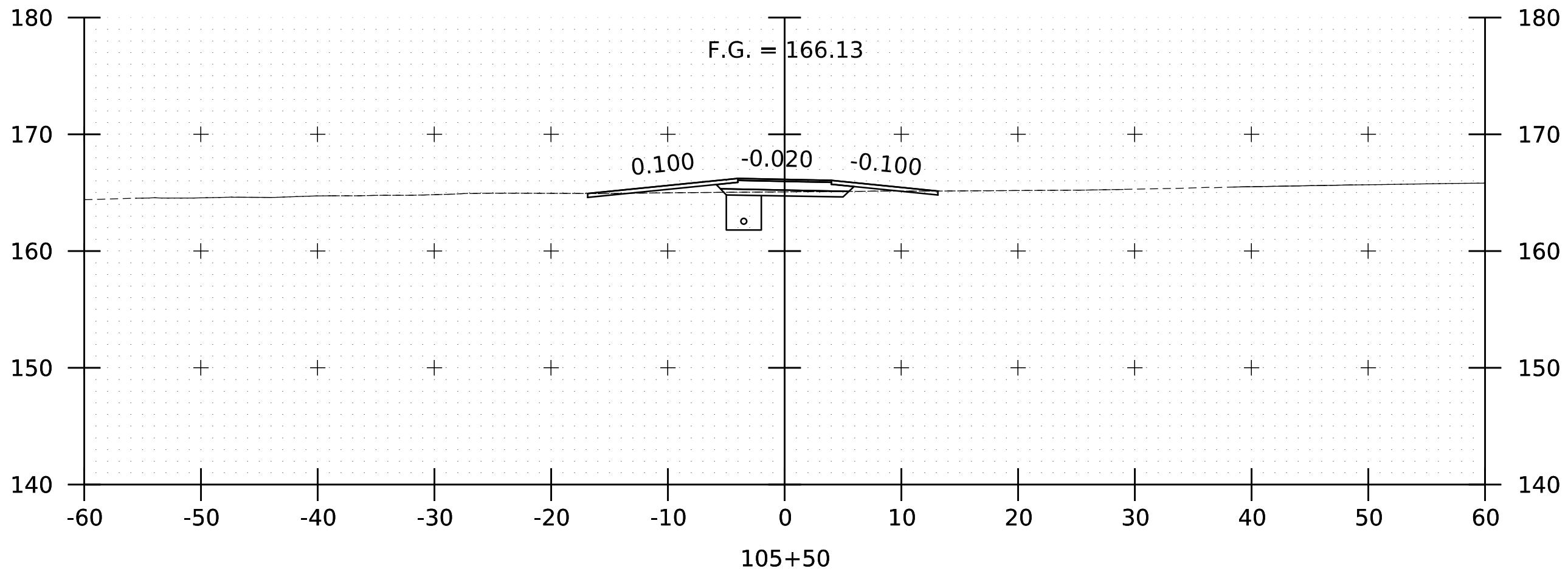
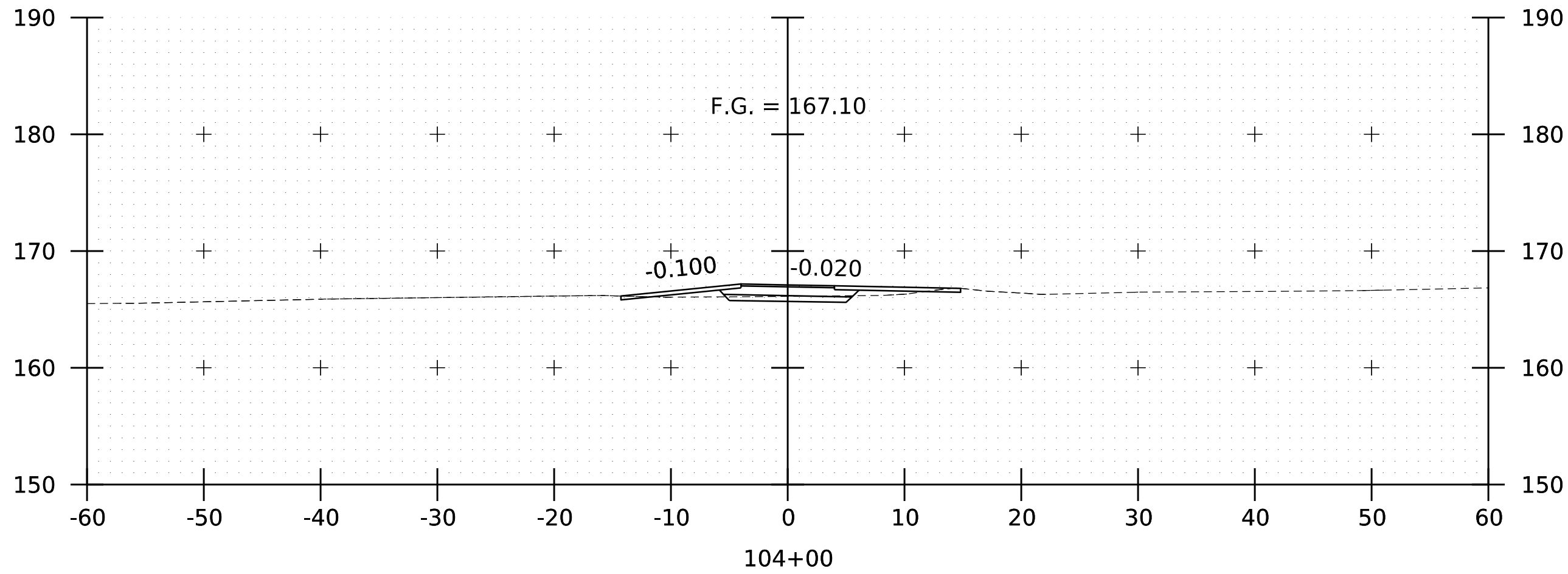
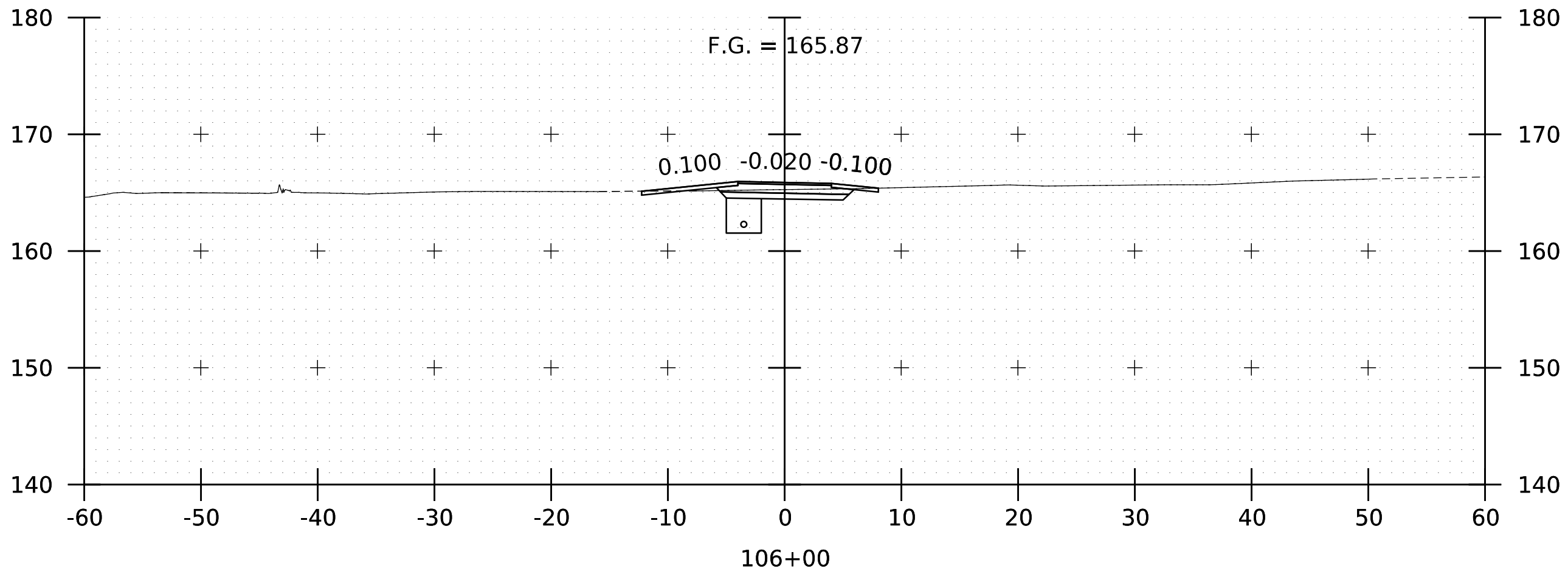
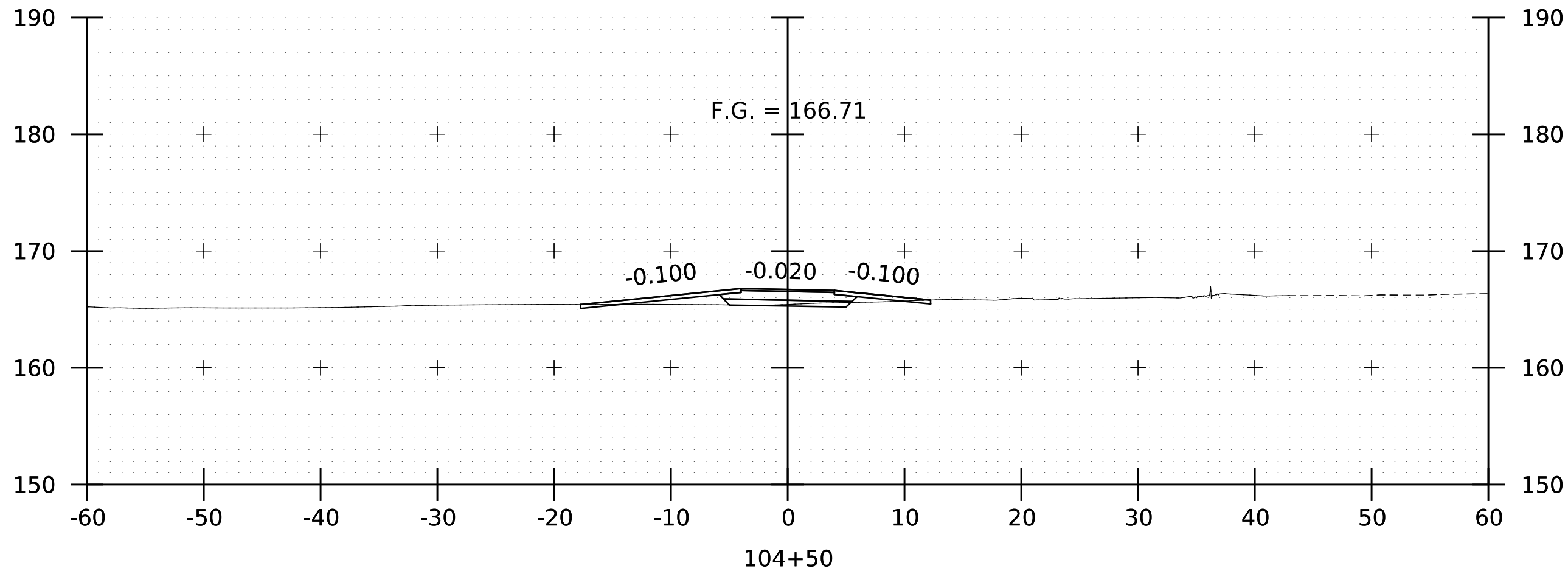
1. EXISTING GROUND (TOPOGRAPHY) OBTAINED USING DRONE PHOTOGRAMMETRY ON 4/5/2022. EXISTING TOPOGRAPHY APPROPRIATE FOR LEVEL OF DESIGN BUT DOES HAVE INCONSISTENCIES FROM FIELD CONDITIONS. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2. PROPOSED DESIGN DOES NOT SHOW TYING INTO EXISTING GROUND DUE TO TERRAIN INCONSISTENCIES. CONTRACTOR TO COORDINATE WITH ENGINEER TO MAINTAIN PREFERRED MINIMUM SIDEWALK ELEVATION 2" HIGHER THAN GOSSE COURT EDGE OF PAVEMENT TO FACILITATE DRAINAGE.



5/19/2023 9:52:40 AM V:\1_PROJECTS\Burlington-VT\22_909001_00-Schfilliti-Park-Path2-CADD\CutSheets\2290900100xs.dgn

NOTES:

- I. EXISTING GROUND (TOPOGRAPHY) OBTAINED USING DRONE PHOTOGRAMMETRY ON 4/5/2022. EXISTING TOPOGRAPHY APPROPRIATE FOR LEVEL OF DESIGN BUT DOES HAVE INCONSISTENCIES FROM FIELD CONDITIONS. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.



REV	DESCRIPTION	DATE
1	DESIGNED	
2	DRAWN	
3	CHECKED	
4	AS SHOWN	
5	DATE	FEBRUARY 2023

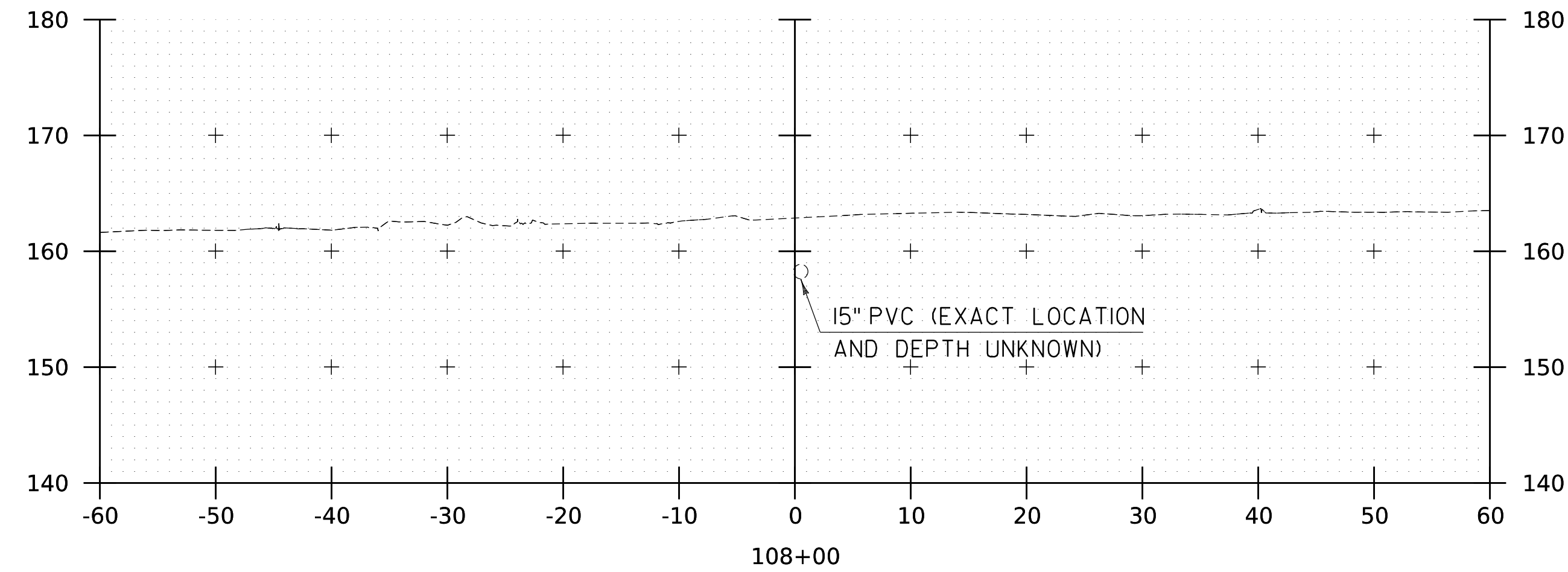
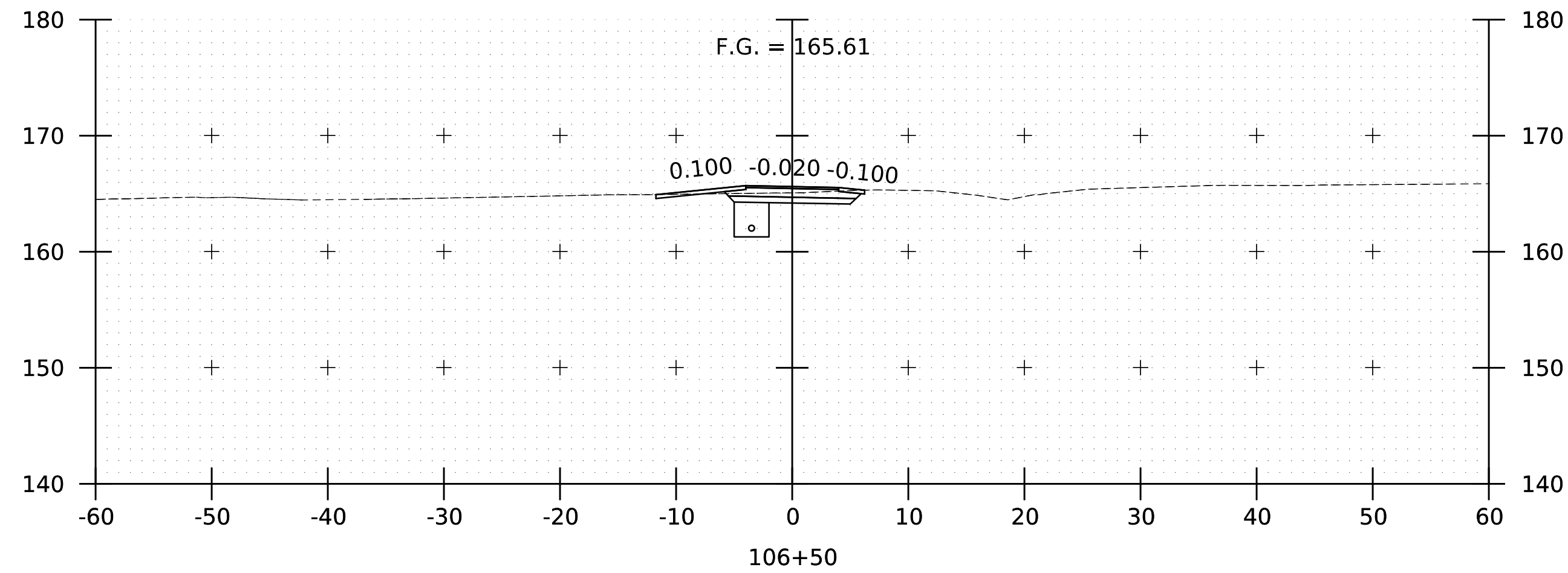
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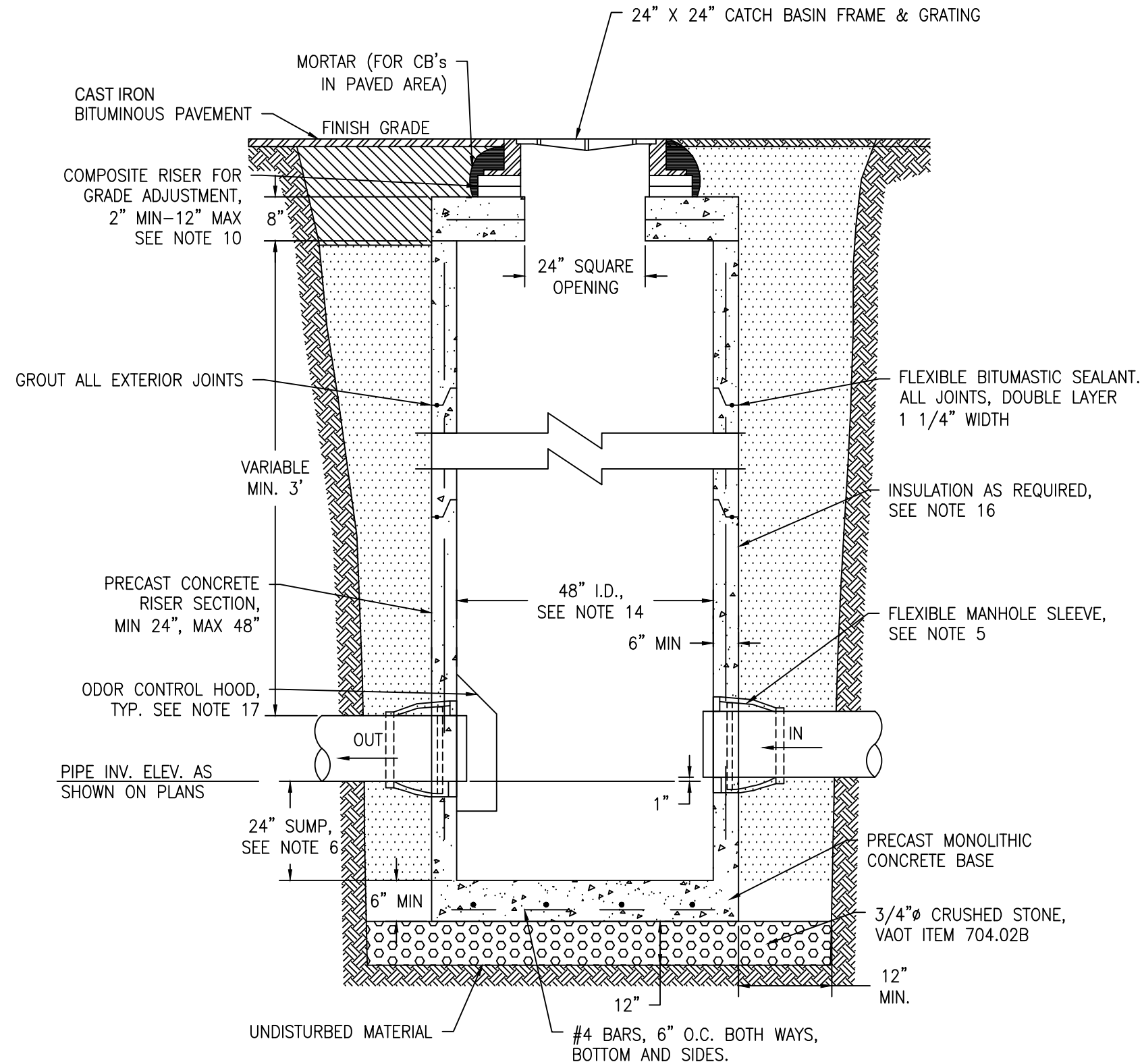


CITY OF BURLINGTON BURLINGTON, VERMONT
SCHFILLITI PARK MULTI-USE PATHWAY
CROSS SECTIONS (2 OF 3)

PROJECT NO. 22.909001.00
SHEET NO.
10
SHEET 10 OF 11

1. EXISTING GROUND (TOPOGRAPHY) OBTAINED USING DRONE PHOTOGRAMMETRY ON 4/5/2022. EXISTING TOPOGRAPHY APPROPRIATE FOR LEVEL OF DESIGN BUT DOES HAVE INCONSISTENCIES FROM FIELD CONDITIONS. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

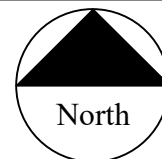
SHEET 11 OF 11



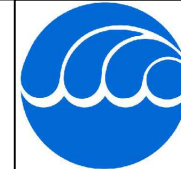
CATCH BASIN SPECIFICATIONS & NOTES:

- CATCH BASINS SHALL HAVE PRECAST CONCRETE MONOLITHIC BASES AND PRECAST RISER SECTIONS OTHERWISE SPECIFIED OR APPROVED BY THE WATER RESOURCES DEPARTMENT. CATCH BASIN STRUCTURE SHALL BE CAPABLE OF MEETING OR EXCEEDING AASHTO H-20 LOADING.
- STEEL REINFORCEMENT SHALL CONFORM TO ASTM SPECIFICATION OF 0.12 sq.in./LF, USING #4 REINFORCING BARS.
- PRECAST CONCRETE BASES SHALL BE SET ON A LEVEL FOUNDATION OF CRUSHED STONE AT LEAST 12-INCHES THICK.
- PRECAST BASES SHALL BE MANUFACTURED WITH THE WALL OPENINGS OF THE MINIMUM SIZE TO RECEIVE ALL CONNECTING PIPES.
- CONNECTION OF PIPES TO STRUCTURE SHALL BE FLEXIBLE MANHOLE SLEEVES WITH SS PIPE CLAMPS TO SECURE ADJOINING PIPE TO STRUCTURE.
- JOINTS SHALL BE SEALED WITH A BUTYL RUBBER-BASED SEALANT CONFORMING TO ASTM C478.
- FRAME AND GRATES SHALL BE CAST IRON MINIMUM CLASS 30 CONFORMING TO ASTM A48. CASTINGS SHALL BE CAPABLE OF MEETING OR EXCEEDING AASHTO H-20 LOADING. CASTINGS SHALL BE MANUFACTURED BY NEENAH FOUNDRY CO., E.J. LEBARON FOUNDRY CO, CAMPBELL FOUNDRY, U.S. FOUNDRY OR APPROVED EQUAL.
- CATCH BASIN FRAME AND GRATES THAT ARE TO BE INSTALLED ON STREETS WITH NO SLOPES SHALL BE FLAT WITH 2" X 2" SQUARE OPENINGS.
- CATCH BASIN FRAME AND GRATES THAT ARE TO BE INSTALLED ON STREETS WITH SLOPES, OR AS REQUESTED BY THE WATER RESOURCES DEPARTMENT, SHALL BE HAVE DIRECTIONAL VANES INSTALLED SO THE VANES ARE FACING THE DIRECTION OF FLOW.
- GRADE ADJUSTMENTS SHALL BE MADE USING COMPOSITE RISER SECTIONS. RISERS SHALL BE SIZED AND SHAPED TO TO THE CLEAR OPENING IN THE STRUCTURE. A MINIMUM OF 2-INCH AND A MAXIMUM OF 12-INCH ADJUSTMENT SHALL BE PROVIDED.
- FRAMES AND GRATES SHALL BE SET IN ACCORDANCE WITH THE COMPOSITE RISER SECTIONS INSTALLATION PROCEDURE.
- CATCH BASIN RUNGS ARE NOT TO BE INSTALLED.
- ALL LIFTING HOLES AND OTHER DEFECTS SHALL BE PLUGGED WITH A PORTLAND CEMENT AND SAND MIXTURE PRIOR TO BACKFILLING.
- 36" DIAMETER OR 24" SQUARE STRUCTURES SHALL BE APPROVED BY WATER RESOURCES DEPARTMENT PRIOR TO INSTALLATION.
- SHALLOWER SUMPS SHALL BE APPROVED BY THE WATER RESOURCES DEPARTMENT PRIOR TO INSTALLATION.
- IF EXTERNAL DIAMETER OF CATCH BASIN STRUCTURE IS WITHIN 5- FEET OF WATER MAIN, INSULATION OF CATCH BASIN STRUCTURE IS REQUIRED. INSULATION SHALL BE EXTRUDED POLYSTYRENE FOAM INSULATION.
- ODOR CONTROL HOODS SHALL BE INSTALLED ON ALL OUTLET PIPES WHERE CATCH BASIN STRUCTURE IS CONNECTING TO THE COMBINED SEWER SYSTEM. ODOR CONTROL HOODS SHALL BE PPF CB HOODS BY EJ PRESCOTT, THE ELIMINATOR BY KLEANSTREAM, 18R SNOUT OIL AND DEBRIS STOP BY BMP, INC. OR APPROVED EQUAL.
- ALL WORK SHOWN ON THIS SHEET IS INCIDENTAL TO PAY ITEM 604.20 PRECAST REINFORCED CONCRETE CATCH BASIN WITH CAST IRON GRATE.

3	REV 2. - REVISED SPECS	8/19/23
2	REV 1. - REVISED SPECS	7/25/22
1	DRAFT	DEC 17



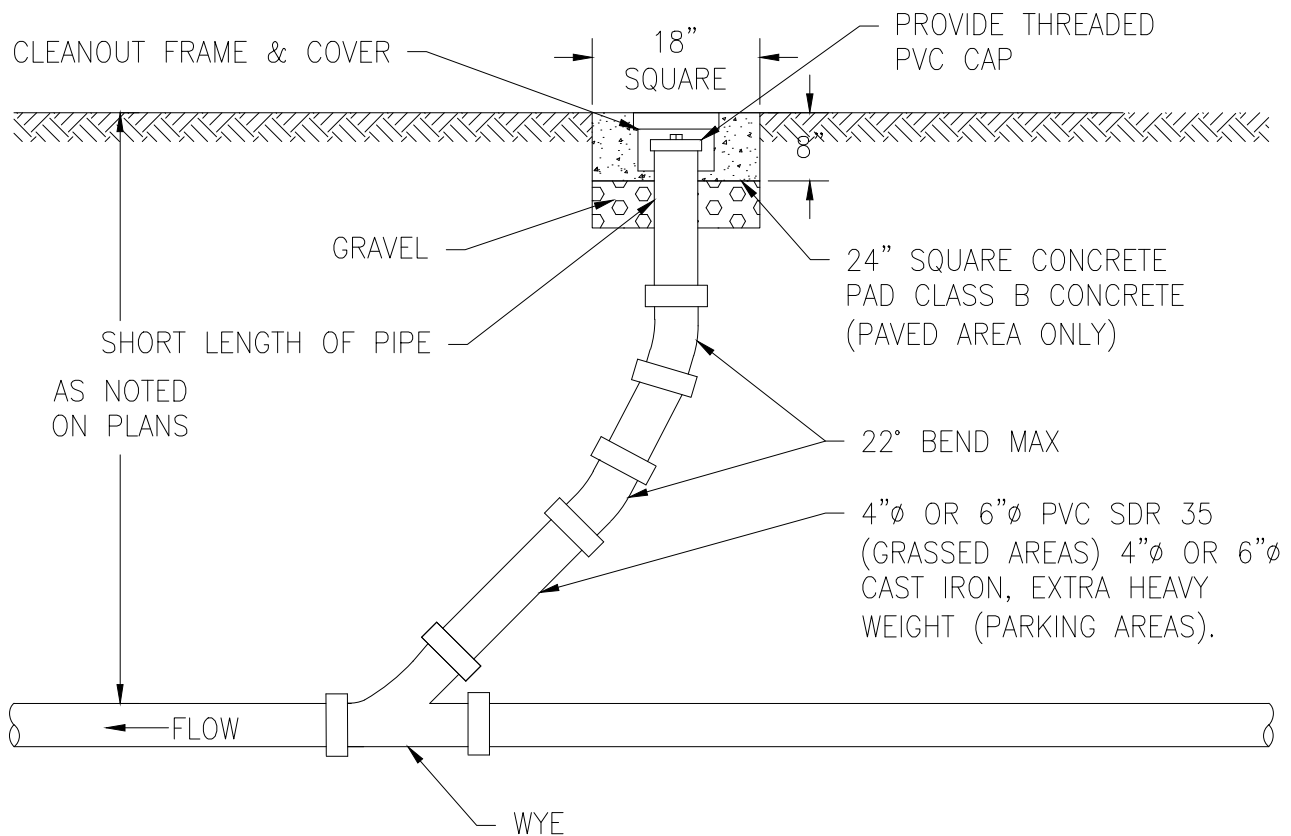
TYPICAL CATCH BASIN DETAIL & SPECS



**BURLINGTON
PUBLIC WORKS
Water Resources**

53 Lavalley Lane
BURLINGTON, VT 05401
(802) 863-9094

DESIGNED AEW	RFS NO. NTS
DRAWN AEW	SCALE NTS
CHECKED SR	DRAWING NO. CB-1
DATE DEC 2017	SHEET 1 OF 1



NOTES:

1. IN PAVED AREAS, ALL VERTICAL PIPING, BENDS, AND WYES SHALL BE CAST IRON. PROVIDE FLEXIBLE COUPLING ON EACH SIDE OF WYE FOR TRANSITION TO PVC PIPING.
2. PROVIDE GRANULAR BACKFILL ALL AROUND SEWER CLEANOUT AND COMPACT TO 95% STANDARD PROCTOR DENSITY FOR FULL HEIGHT TO GROUND SURFACE.
3. ALL WORK SHOWN ON THIS DETAIL IS INCIDENTAL TO PAY ITEM 605.10 UNDERDRAIN PIPE, 6 INCHES.



**BURLINGTON
PUBLIC WORKS
Water Resources**

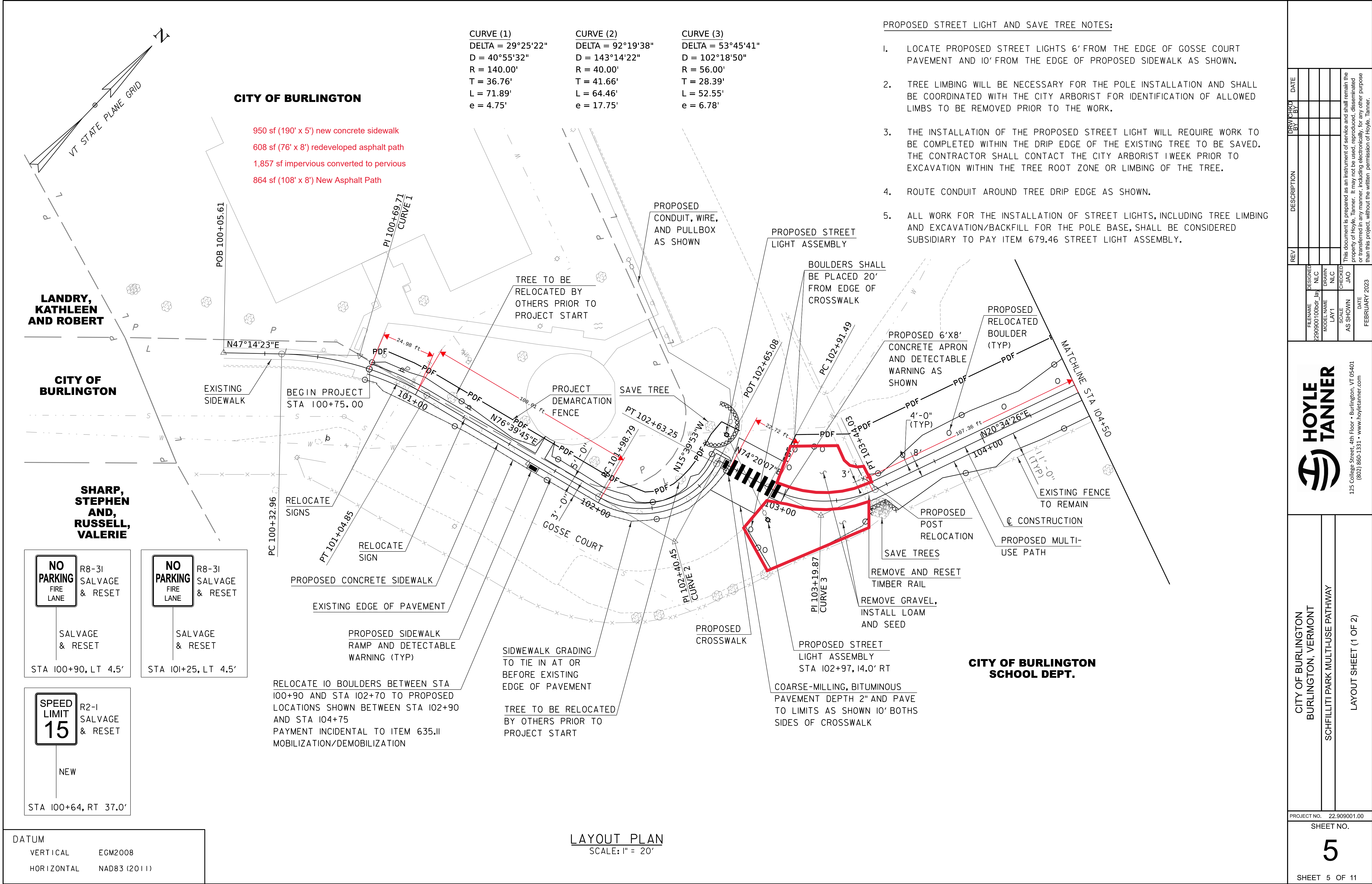
53 LAVALLEY LANE
Burlington, VT 05401
(802) 863-4501 water-resources@burlingtonvt.gov

1	DRAFT	3/6/18
---	-------	--------

**TYPICAL CLEANOUT
DETAIL**

DESIGNED AEW	RFS NO.
DRAWN AEW	SCALE NTS
CHECKED SR	DRAWING NO. CO-1
DATE AUG 2022	SHEET 1 OF 1

2/7/2023 11:06:48 AM V:\1_PROJECTS\Burlington-VT\22_909001_00-Schiffli-Park-Path\2-CADD\CutSheets\2290900100bdr_lev.dgn



CITY OF BURLINGTON

950 sf (190' x 5') new concrete sidewalk
608 sf (76' x 8') redeveloped asphalt path
1,857 sf impervious converted to pervious
864 sf (108' x 8') New Asphalt Path

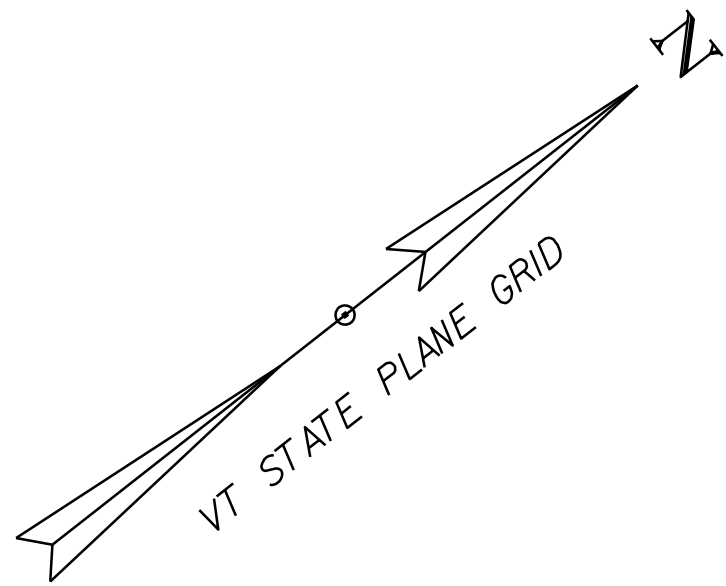
CURVE (1)	CURVE (2)	CURVE (3)
DELTA = 29°25'22"	DELTA = 92°19'38"	DELTA = 53°45'41"
D = 40°55'32"	D = 143°14'22"	D = 102°18'50"
R = 140.00'	R = 40.00'	R = 56.00'
T = 36.76'	T = 41.66'	T = 28.39'
L = 71.89'	L = 64.46'	L = 52.55'
e = 4.75'	e = 17.75'	e = 6.78'

PROPOSED STREET LIGHT AND SAVE TREE NOTES:

1. LOCATE PROPOSED STREET LIGHTS 6' FROM THE EDGE OF GOSSE COURT PAVEMENT AND 10' FROM THE EDGE OF PROPOSED SIDEWALK AS SHOWN.
2. TREE LIMBING WILL BE NECESSARY FOR THE POLE INSTALLATION AND SHALL BE COORDINATED WITH THE CITY ARBORIST FOR IDENTIFICATION OF ALLOWED LIMBS TO BE REMOVED PRIOR TO THE WORK.
3. THE INSTALLATION OF THE PROPOSED STREET LIGHT WILL REQUIRE WORK TO BE COMPLETED WITHIN THE DRIP EDGE OF THE EXISTING TREE TO BE SAVED. THE CONTRACTOR SHALL CONTACT THE CITY ARBORIST I WEEK PRIOR TO EXCAVATION WITHIN THE TREE ROOT ZONE OR LIMBING OF THE TREE.
4. ROUTE CONDUIT AROUND TREE DRIP EDGE AS SHOWN.
5. ALL WORK FOR THE INSTALLATION OF STREET LIGHTS, INCLUDING TREE LIMBING AND EXCAVATION/BACKFILL FOR THE POLE BASE, SHALL BE CONSIDERED SUBSIDIARY TO PAY ITEM 679.46 STREET LIGHT ASSEMBLY.

PROJECT NO. 22-909001.00		SHEET NO. 5		SHEET 5 OF 11	
CITY OF BURLINGTON BURLINGTON, VERMONT		SCHIFFLIT PARK MULTI-USE PATHWAY		LAYOUT SHEET (1 OF 2)	
					
125 College Street, 4th Floor • Burlington, VT 05401 (802) 860-1331 • www.hoyletanner.com		125 College Street, 4th Floor • Burlington, VT 05401 (802) 860-1331 • www.hoyletanner.com		125 College Street, 4th Floor • Burlington, VT 05401 (802) 860-1331 • www.hoyletanner.com	
FILENAME 22909001.00bdr_1a		DESIGNED NLC		DATE FEBRUARY 2023	
MODEL NAME LAY1		DRAWN NLC		DATE FEBRUARY 2023	
SCALE		CHECKED		DATE FEBRUARY 2023	
AS SHOWN		JAO		DATE FEBRUARY 2023	
REV		DESCRIPTION		DATE	
ORW:CHK		BY		DATE	
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CITY OF BURLINGTON
SCHOOL DEPT.

2,563 sf (320' x 8') new asphalt path

CURVE (4)
DELTA = 37°21'26"
D = 102°18'50"
R = 56.00'
T = 18.93'
L = 36.51'
e = 3.11'

CURVE (5)
DELTA = 19°48'32"
D = 102°18'50"
R = 56.00'
T = 9.78'
L = 19.36'
e = 0.85'

CURVE (6)
DELTA = 17°45'04"
D = 102°18'50"
R = 56.00'
T = 8.74'
L = 17.35'
e = 0.68'

CHANGE
ELEVATION OF
SEWER MANHOLE

PROPOSED
POST
RELOCATION
(TYP)

12' DRIVE
(TYP)

BEGIN UNDERDRAIN
PIPE, 6 INCHES
STA 105+10

PROJECT
DEMARCATION
FENCE (TYP)

SAVE TREE
COORDINATE WITH CITY
ARBORIST FOR CONSTRUCTION
WITHIN DRIP EDGE

PROPOSED MULTI-
USE PATH

REMOVE FENCE
LENGTH TO
TIMBER RAIL

EXISTING
DITCH
LINE

REMOVE
AND RESET
TIMBER
RAIL

SEE JAMES AVE
CONCRETE APRON
DETAIL

PETERS-COLLAER, LAUREN
AND, RYAN, SEAN

HOPE STREET

JAMES AVENUE

WIGHT,
CYNTHIA

CITY OF BURLINGTON

APPROX. EXISTING ROW

D1 STA 107+39.00, RT 7.22' TO
STA 107+32, LT 14.00'
CONSTRUCT 18 LF x 15" CPEP
CORE EXIST. CB @ +39.00, RT 7.22'
CONNECT W/ GASKET AND MORTAR
OUTLET EL = 158.75
INLET EL = 158.85

D2 STA 107+32.00, LT 14.00'
CONSTRUCT 4' DIA CB W/ CAST IRON
GRATE TYPE D, +32.00, LT 14.00'
INV IN = 159.50
INV OUT = 158.85
RIM EL = 164.00

D3 STA 107+32.00, LT 14.00' TO
STA 105+10.00, LT 3.50'
CONSTRUCT 222 LF x 6" UNDERDRAIN PIPE
INSTALL CLEANOUT @ +10.00, LT 3.50'
OUTLET EL = 159.50
INLET EL = 162.51

DATUM
VERTICAL EGM2008
HORIZONTAL NAD83 (2011)

LAYOUT PLAN
SCALE: 1" = 20'

REV	DESCRIPTION	DATE

		FILENAME	DESIGNED		
		2290900100bdr_lay	NLC		
		MODEL NAME	DRAWN		
		LAY2	NLC		
		SCALE	CHECKED		
		AS SHOWN	JAO		
		DATE			
		FEBRUARY 2023			

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CITY OF BURLINGTON
BURLINGTON, VERMONT

SCHFILLITI PARK MULTI-USE PATHWAY

LAYOUT SHEET (2 OF 2)

PROJECT NO. 22.909001.00

SHEET NO.

6

SHEET 6 OF 11

Schifilliti Park Multi-Use Pathway
Lot Coverage Calculations

Description	Area (SF)	Dimensions
New Impervious		
Concrete Sidewalk	950	190' x 5'
Asphalt Pathway	3,427	428' x 8'
New Impervious Total	4,377	
Removed Impervious		
Gravel areas converted to turf	(1,857)	
Net Increase	2,520	
Redeveloped Impervious		
Gravel Area redeveloped as asphalt pathway	608	76' x 8'

Department of Permitting & Inspections

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

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Ted Miles, Code Compliance Officer
Ted Boylan, Division Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: February 6, 2024
RE: ZP-23-552; 332 Ethan Allen Parkway

=====

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

Zone: RL Ward: 7N

Owner/Applicant: Burlington School District / Max Madalinski

Request: Proposed construction of a multi-use pathway connecting Gosse Ct to James Ave.

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

Background Information:
The applicant is seeking approval to construct a multi-use path across School District property that will connect the sidewalk along James Avenue to the sidewalk along Gosse Court. A relatively small area of gravel will be converted to green space as well. Some related street work is not within the purview of this zoning application. The project is minor in scope but large enough (i.e. over 500 sf) to require Development Review Board review.

As municipal property, the project is subject only to limited zoning review per VSA 24, Sec. 4413, *Limitations on Municipal Bylaws*, (a). Review may address location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended function or use.

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

I. Findings

Article 4: Zoning Maps & Districts
Sec. 4.4.5, Residential Districts:
(a) Purpose
(1) Residential Low Density (RL)

The subject property is located in the RL zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes. Limited non-residential uses, such as the primary school on the subject property, are also allowed. The proposed path will enhance pedestrian circulation across the site. No change in use is proposed. **(Affirmative finding)**

(b) Dimensional Standards & Density

There is no residential density on the subject property, and it will remain that way.

Lot coverage will increase slightly from 7.2% to 7.4% and will remain below the 35% limit.

Setbacks are essentially moot, as walkways are allowed to encroach.

Building height will not change. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The existing school is a conditional use in this zone. No changes to the use are proposed. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

No setback encroachment is sought under this criterion. **(Not applicable)**

2. Height

No height bonuses are being sought. **(Not applicable)**

3. Lot Coverage

No lot coverage bonuses are being sought. **(Not applicable)**

4. Accessory Residential Structures and Uses

None are proposed. **(Not applicable)**

5. Residential Density

There is no residential density on the property. **(Not applicable)**

6. Uses

No neighborhood commercial use is included in this proposal. **(Not applicable)**

7. Residential Development Bonuses

No development bonuses are being sought. **(Not applicable)**

Sec. 4.5.4, Natural Resource Protection Overlay District:

(e) District Specific Regulations: Natural Areas Zone

The subject property is large and is affected by two significant natural area buffers – Ethan Allen Park and the Mount Calvary Swamp. Neither is anywhere near the proposed path construction. **(Affirmative finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Article 4 above.

Sec. 5.2.4, Buildable Area Calculation

(Not applicable)

Sec. 5.2.5, Setbacks

See Article 4 above.

Sec. 5.2.6, Building Height Limits

See Article 4 above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Article 4 above.

Sec. 5.5.3, Stormwater and Erosion Control

The proposed work requires an erosion prevention and sediment control (EPSC) plan for implementation during construction. Review and approval of erosion control measures by the city's stormwater program is required. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

(Not applicable)

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

This application is very limited in scope and amounts to improving pedestrian circulation across the property between James Avenue and Goss Court. The existing dirt path, worn down through the turf by use, will be formalized and improved with construction of the new bituminous concrete path. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(Not applicable)

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the erosion prevention and sediment control plan shall be reviewed and approved by the Stormwater Administrator.
2. Standard conditions 1-15.

January 5, 2024

City of Burlington
Department of Permitting & Inspections
645 Pine Street Ste A
Burlington, VT 05401

RE: NOTICE OF APPEAL / MIDTOWN ASSOCIATES, INC. / 230 Main Street / Zoning Violation ZCPT-23-59

William and Ted,

Midtown Associates, Inc. would like to appeal Zoning Violation (ZCPT-23-59).

By request and in collaboration with the City of Burlington we have allowed COTS to use the parking lot at 230 Main Street during their renovation of a nearby facility for parking, at no cost to COTS. Since their construction schedule is expected to extend into Spring 2024, we would hope the City would continue to allow COTS to use this lot as a parking lot until it is no longer needed. Again, to reiterate, this arrangement was requested by the City of Burlington.

In addition, we understand the City will need a staging area for the upcoming Main Street renovation. We remain willing to allow the City to use this lot for staging and parking for this resource-intensive project. This wouldn't be possible if we grassed-in and otherwise landscaped the property. Furthermore, the redevelopment of this block will involve significant construction on this lot, making any landscaping or use on the property temporary.

We respectfully request a meeting before the Development Review Board to discuss our options and the best path forward including a modification of the original permit.

Sincerely,

Jeff Nick
Managing Partner
Mid-Town Associates

From: William Ward <wward@burlingtonvt.gov>
Date: December 7, 2023 at 5:46:00 PM EST
To: Jeff Nick <jeff@jeffnick.com>
Cc: Scott Gustin <SGustin@burlingtonvt.gov>, Kara Alnasrawi <kalnasrawi@burlingtonvt.gov>, matt Daly@dalyanddaly.com, Kimberlee Sturtevant <ksturtevant@burlingtonvt.gov>
Subject: Re: Mid-Town property/parking permit # 20-0803SP

Jeff,

There are three primary concerns as I understand this situation.

- 1) There is no agreement with the city to use the lot temporarily for the COTS construction project because you did not sign an agreement. There were discussions but no signed agreement.
- 2) I am unaware of any agreement with the city about use of the property for a lay down site during the Main Street Great Streets project.
- 3) The Judge's Order reflected the following statement **"The Permit that the NOV alleges has been violated is still active, as the owner has until November 24, 2023, to complete the approved project and obtain a UCO."**

The DPI staff sent the warning letter as a routine practice to notify you that the November 24, 2023 date had passed and the property was not in compliance with the conditions of the permit. We typically issue an NOV if we get no response to a warning letter. I appreciate your response and request for clarification. We now just need to know if you intend to complete the steps outlined in the permit and close the permit. Your decision will guide our next steps.

Bill

Bill Ward
Director of Permitting and Inspections

On Dec 1, 2023, at 11:52 AM, Jeff Nick <jeff@jeffnick.com> wrote:

[WARNING]: This email was sent from someone outside of the City of Burlington.

Bill,

I received a Zoning Enforcement letter from your office today regarding a parking violation for the so-called Mid-Town lot. (See attached)

I would like to remind you that your office gave COTS the verbal "go-ahead" to use our lot as a construction "staging area" which is a nice way of allowing all their subcontractors to use our lot for parking (without using the term parking) while COTS finishes their project at 280 Main St.. To date COTS has used our lot only for PARKING. Meanwhile the staff at Public Works has

inquired if we would be willing to allow the city to use our lot for a “Staging area” i.e., contractor parking, while the “Great Streets” project takes place on Main St.. Alternatively, the staff at DPW has also considered using our lot for parking to replace lost parking during the Main St. project. (See attached plan) Am I to assume the city is allowing themselves and non-profit housing developers to use our land for parking but not the actual property owner?

Please provide answers to the questions below:

1. Will your office continue to allow COTS the use of our lot through the end of their project which I have been told will be Feb/March 2024?
2. Is the city expecting to use our lot for parking for the Main Street project?
3. Will I be fined for having an unpermitted campground when the homeless start to use it as they have done three (3) times already?

You should also know that we have not charged COTS for the use of our lot while we continue to pay annual property taxes to the city of \$13,499.52.

Thank you for your attention to my questions above.

Jeff Nick
Nick & Morrissey Development
29 Church Street, 3rd Floor
Burlington, VT 05401
Telephone: (802) 876-6923
Email: jeff@jeffnick.com

From: Jeff Nick
Sent: Tuesday, May 9, 2023 12:45 PM
To: Bill Ward (wward@burlingtonvt.gov) <wward@burlingtonvt.gov>
Subject: Mid-Town property/parking permit # 20-0803SP

Bill,

Good afternoon.

I was hoping to meet with you in anticipation of the expiration of the Mid-Town’s demo permit. At the city’s direction we are currently allowing COTS to use our lot as parking for their subcontractors, and they will need that parking beyond permit date of November 24, 2023. I’m contacting you now in the hopes that we can avoid some of the issues that have arisen previously with the use of this property. (See details below) With this in mind I will be applying for a reconsideration of the conditions set forth in permit # 20-0803SP.

Below is an overview of the hurdles we had to overcome during the demolition of the old motel while attempting to preserve our rights to park on the property.

While I understand staff must follow the rules set forth in Burlington's Comprehensive Development Ordinance there are times when the circumstances of individual projects require a commonsense interpretation of the city's rules as they are often open to interpretation. This approach to the removal of the motel building would have saved many people, including the city attorney, much time and effort.

Over the past 25 years, we have looked for ways to cooperate with the city to redevelop the Gateway Block. To date, we have had interest from REI, Target, hotel operators, the UVM arena as well as BHS looking into the feasibility of a future High School location. We've always maintained that whatever happens on this block, a significant public parking component will be crucial to the success of the project as well as creating a more pedestrian-friendly downtown core. We are hopeful that the Gateway Block redevelopment effort seems to be gaining momentum.

In March of 2020 we realized the Mid-Town Motel's roof had failed and would cost \$30,000 to replace, which caused us to seek a demolition permit to remove an unsightly building riddled with graffiti.

We were first informed by the zoning staff that the city's development rules required a "replacement project" before they could consider the removal of the old motel. Staff also threatened legal action, claiming that we were causing "demolition by neglect" due to the leaking roof despite the fact that the same logic could be applied to Memorial Auditorium. Staff then asked for an engineering study that would indicate the building was in danger of an **imminent** collapse. After spending \$1,400 on the engineer, staff determined that it was not in danger of immediate failure, just old and in need of MAJOR repairs.

In order to demo. the Mid-Town without a "replacement project" we had to first gain the approval from the State of Vermont historic board indicating that the motel was not worthy of consideration to be listed on the historic register. We prevailed by a vote of 3-2 at a cost of \$3,500 in consultant fees.

Staff then made the determination that we were creating a **"change of use" from structured parking to surface parking** and would require the entire site to be landscaped. I explained to staff that the building and parking were not physically connected in any way as they did not share any foundation walls etc.. In fact, the parking surface had been in place since 1958 and was independent of the motel above. In addition, we have a permit from 1986 for a gelato stand in front of the motel that indicates the parking underneath the motel was leased during the day and used by the motel guests at night. Additionally, the Vermont Supreme Court has ruled that uses which exist for more than 15 years without notice of violation from the municipality are allowed to remain in place.

Current zoning indicates that parking is not an approved use by itself despite the fact that this city block contains municipal metered parking and long-term parking by permit, firehouse

parking, library parking, and church parking. Current zoning also ignores the fact that two (2) recent parking studies (2003 and 2015) have indicated that public parking is needed in this location.

Grassing in the existing parking would likely result in the property becoming a camp site as has been seen around Memorial Auditorium, Fletcher Free Library, and the former YMCA. We have had to clear up tents in the parking lot as shown in the photo below. These types of unregulated camps sites put our tenants at 234-236 Main Street at risk.

I have asked staff if I will be fined for an unregulated and unpermitted camp site? If not, then how are tents ok when vehicles are not allowed?

Conversations with the leadership at BPD also suggest that they know that this site would be a popular site for unpermitted camping, once landscaped.

Shortly after receiving DRB approval to remove the Motel and landscape the entire lot, Code Enforcement threatened to fine us \$75/vehicle /day if we continued to use our property for parking. This threat was in spite of the fact that we had three (3) years to come into compliance with our permit conditions. We then filed a lawsuit against the city explaining that this notice of violation was premature and now, after much unneeded legal headaches, **the court has ruled in our favor.**

While this was all occurring, we received a request from the City to allow COTS to use our land for parking and construction “staging”, which we were happy to agree to but confused that the city seemed to be contradicting itself. Thus far the site has only been used for subcontractor parking.

Staff was unable to show me where in the CDO it reads that “construction staging” for an off-site construction project is an allowed use. If it is, why did this not involve a hearing before the DRB for a change of use approval?

Now COTS has informed us that they will need to extend their parking use on our lot into early 2024 as they complete their project at 280 Main Street. Our permit requires us to come into compliance by November 2023.

And finally, planners for the Great Street project have recently drafted a plan showing parking spaces on our property. (See attached plan)

All of this effort leaves me thinking this whole scenario could have been handled in a more collaborative manner.

Jeff Nick
Nick & Morrissey Development
29 Church Street, 3rd Floor
Burlington, VT 05401

Telephone: (802) 876-6923
Email: jeff@jeffnick.com

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



PERMITTING & INSPECTIONS

645 Pine Street, Ste. A | PO Box 849
Burlington, VT 05402-0849

Housing: (802) 863-0442
Trades: (802) 863-9094
Zoning: (802) 865-7188

NOTICE OF ZONING VIOLATION (NOV ZCPT-23-59)

December 27, 2023

Mid-Town Associates Inc
29 Church St 3rd Floor
Burlington, Vt 05401

Mailed Certified Mail 70192280000140560773
And FIRST CLASS MAIL

NOTICE OF VIOLATION AT:
Address: 230 Main St, BURLINGTON, VT
TAX LOT #049-3-099-000

Zoning Violation# ZCPT-23-59

Dear Owners,

It has come to the attention of this office that a zoning violation exists at 230 Main St, Burlington, Vt.

Description of Violation: Change of use to surface parking/parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).

Burlington Comprehensive Development Ordinance (CDO) Article(s): 2, 3, 5, 8, 12, 14 and 24 VSA §4451.

Please be advised that violations of the CDO are subject to fines of up to two hundred dollars (\$200.00) for each day that a violation continues. You may submit an application to attempt correction of the violation, however, be advised application and filing fees are subject to a fee increase for permits required to correct a violation.

This correspondence serves as a formal notice of a zoning violation pursuant to 24 V.S.A §4451. You have seven (7) days from receipt of this notice to cure the referenced violation. Additional warnings for the violation are not required and will not be forthcoming. In the event that the violation is not cured or remedied as provided for in this notice, the City will pursue enforcement of the violation as provided for by law.

This Notice of Violation (NOV) may be appealed to the Burlington Development Review Board in accordance with the provisions of CDO Sections 2.7.12 and 12.2.2 provided that such appeal is filed within fifteen (15) days of the date of this NOV December 27, 2023, online at <https://burlingtonvt.viewpointcloud.com/categories/1098> and accompanied by the appropriate fee, (\$250), in accordance with Sec. 3.2.4(a) of the CDO. Or Appeal fee and complete application shall be filed with the City's Zoning Office (645 Pine Street) by **4 pm on January 11, 2024**, an appeal shall not be perfected until the fee is received.

If you have any questions, please call Ted Miles or William Ward at (802) 863-0442.

Sincerely,

William Ward
Zoning Administrative Officer

Sincerely,

Theodore Miles
Code Compliance Officer

Cc: Land Records for Tax Lot # 049-3-099-000

VIOLATION DETAILS

LOCATION: 230 Main St, Burlington

DECISION DATE: December 27, 2023

VIOLATION DESCRIPTION: Change of use to surface parking/parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).

FINDINGS: Change of use to surface parking/ parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).



REMEDY OPTIONS: Within seven (7) days from receipt of this notice you may cure the violation by:

1) – Removing the violation noted above, by removing the vehicles, **and converting the Premises to its permitted state under Zoning Permit 20-780, (AKA ZP 21-0487CA), and informing the Zoning Office that the violation has been removed so our office may verify compliance; or**

2) - Entering into an Agreement with the City of Burlington to extend deadlines in which to come into compliance with the City's ordinance (**administrative fees required**).

APPEAL RIGHTS: You have the right to appeal the enforcement officer's decision that a zoning violation exists on your property to the Development Review Board in accordance with the provisions of Articles 2.7.12 and 12.2.2 of the CDO within fifteen (15) days **from the date of this notice.** **The deadline for filing an appeal is 4 pm on January 11, 2024.** Submit a complete application with ZV# and appropriate fee, (\$250), to the City's Zoning Office at 645 Pine St, or online at <https://burlingtonvt.viewpointcloud.com/categories/1098> accompanied by a memo stating the ZV#, the owner's name and address, a brief description of the property with respect to which the appeal is taken, a reference to the regulatory provisions applicable to that appeal, the relief you are requesting, and the alleged grounds why such relief is believed proper under the circumstances. *Failure to appeal constitutes admission that the violation exists, and the decision of the enforcement officer shall be binding 24 V.S.A §4472(d).*

REGULATION CITATION: CDO Article(s): 2, 3, 5, 8, 12, 14 and 24 VSA §4451





Miscellaneous Appeal - Enforcement – DRB Staff Comments

ZP #: ZAP 24-1

Tax ID: 049-3-099-000

**City of
Burlington, Vermont
149 Church Street**

Application Date: January 5, 2024

Property Address: 230 MAIN STREET

Description: Appeal of a notice of zoning violation

TO: Development Review Board

From: Ted Miles,
Code Compliance and Enforcement

Date: February 6, 2024

RE: Report on **Appeal #ZAP 24-1**; Appeal of an Administrative Officer's Zoning Notice of Violation (ZV #ZCPT 23-59) issued on December 27, 2023. Change of use to surface parking/parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).

Note: This is the Administrative Officer's report; decisions are made by the Development Review Board, which may overturn or uphold the Zoning Administrator's Decision. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Location: 230 Main St, Burlington, Vermont

Tax Lot #049-3-099-000

Appellant: Mid-Town Associates Inc

Representative: Ryan Nick

Applicable Regulations: CDO Articles 2, 3, 5, 12, 14 and 24 VSA §4451

Appeal # ZAP 24-1 filed on January 5, 2024.

Violation:

Change of use to surface parking/parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).

Use of property has been changed to surface parking/parking lot, and the property is not in compliance with approved Zoning Permit ZP-20-780 (21-0478CA), which was to demolish building, related parking, and ancillary site features and turn the property into green space.

CDO Article 2. Enforcement Timeline

1. Zoning permit submitted on November 5, 2020 for “Demolish motel, related parking, and ancillary site features. Replace with undeveloped open space. Existing driveway serving adjacent parcel to remain unchanged. Westerly retaining wall and fence to remain.”
2. Above-referenced zoning permit for demolition and conversion to green space expired November 24, 2023.
3. November 27, 2023. Warning letter issued for Property not in compliance with approved permit. Area has not been converted to green space and is being used for surface parking.
4. December 27, 2023. Notice of violation issued for Change of use to surface parking/parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).
5. January 5, 2024. Appeal of notice of violation received within the 15 day appeal period.

Background Information:

Building constructed circa 1950 as a motel.

Building had been on Vacant building list from 2008 until it’s demolition in January 2021.

Zoning permit approved November 2020 for: “Demolish motel, related parking, and ancillary site features. Replace with undeveloped open space. Existing driveway serving adjacent parcel to remain unchanged. Westerly retaining wall and fence to remain.”

Building was demolished in early 2021, and gravel was installed where the building was located. Pavement was not removed as per the approved plan dated November 24, 2020. Electrical permit was closed on February 2, 2021, building permit remains open.

Previous Zoning notice of violation was issued on October 29, 2021. Notice of violation was appealed to the Development Review board. The hearing before the Development review Board was November 2, 2021. The Development Review board concurred that a zoning violation existed but differed from the details in the Notice of violation. The decision of the Development review Board was appealed to the Environmental Court where the decision was overturned. The environmental court determined the zoning permit was still valid, and the owner had time until the zoning permit expired to come into compliance with the zoning permit, which had an expiration date of November 24, 2023. Property continues to be used for surface parking without a zoning permit.

CDO Article 12. Appeals, Conditional Uses, Variances

Appellant filed a complete appeal as outlined under CDO Article 12 Sec. 12.2.2

SUMMARY:

Appellant claims there is an agreement with the city of Burlington and COTS to use the property for surface parking for the duration of COTS' nearby project. Such arrangement had been discussed but was never executed with the City of Burlington or agreed upon for use as surface parking. Surface parking is not permitted within the FD5 district, wherein the property is located. The time has passed for completion of work associated with zoning permit 20-780 (FKA ZP 21-0478) for demolition and conversion to green space.

CONCLUSION:

The Assistant Zoning Administrative Officer for Code Compliance/Enforcement hereby requests the Development Review Board uphold ZV #ZCPT 23-59 as valid. Discontinue the use of surface parking and return property to green space in accordance with approved zoning permit 20-780, (FKA ZP 21-0478).

RECEIVED

NOV 06 2020

BURLINGTON
PERMITTING & INSPECTIONS

EXISTING RETAINING WALL AND FENCE

EXISTING ACCESS DRIVE

4 Ilex verticillata,
"WINTERBERRY"
(1 MALE, 3 FEMALE)

2 Physocarpus opulifolius
'CenterGlow', "NINEBARK"

3 Aronia arbutifolia
'Brilliantissima', "RED
CHOKEBERRY"

1-1/2" TO 2" CLEAN
CRUSHED STONE

3 Physocarpus opulifolius
'CenterGlow', "NINEBARK"

14 Rosa rugosa,
"RUGOSA ROSE"

20' FLAG POLE

10' TOPSOIL AND GRASS

EXISTING CONCRETE SIDEWALK

MAIN STREET

GRAPHIC SCALE



NOTES

1. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE BASED ON CITY OF BURLINGTON PARCEL MAPS AND VCGI PARCEL BOUNDARIES.
2. REFER TO "MIDTOWN MOTEL" PLAN SHEET, DATED 10/23/2020 FOR ADDITIONAL PROPOSED IMPROVEMENTS.

- NOTE -

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

FINAL APPROVAL

SIGNED [Signature] DATE 6/24/2020

ZONING PERMIT # 21-0487CA

REVIEWED BY: [Signature]

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

MIDTOWN MOTEL
LANDSCAPING

230 MAIN STREET

BURLINGTON, VT

DATE: 07/15/2020

PROJECT: 20044

MID-TOWN ASSOCIATES, INC.



EXISTING CONDITIONS
SCALE: 1" = 20'



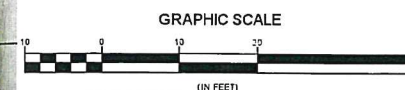
PROPOSED CONDITIONS
SCALE: 1" = 20'



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

SIGNED William A. 2nd DATE 11/24/2020
ZONING PERMIT # 21-0487-A
REVIEWED BY: AS
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

NOTES
THIS IS NOT A BOUNDARY SURVEY.
PROPERTY LINES ARE BASED ON CITY
OF BURLINGTON PARCEL MAPS AND
VCGI PARCEL BOUNDARIES.



REVISION: 11-16-20 EXPAND NEW GRASS AREA
REVISION: 10-23-20 EASE NOTE, SNOW STORAGE

MIDTOWN MOTEL
230 MAIN STREET BURLINGTON, VT
DATE: 07/10/2020 PROJECT: 20044
MID-TOWN ASSOCIATES, INC.



City of
Burlington, Vermont
645 Pine Street

Zoning Permit - COA Level II – Conditions of Approval

ZP #: 21-0487CA

Tax ID: 049-3-099-000

Issue Date: November 24, 2020

Decision: Approved

Property Address: 230 MAIN STREET

Description: Demolish motel, related parking, and ancillary site features. Replace with undeveloped open space. Existing driveway serving adjacent parcel to remain unchanged. Westerly retaining wall and fence to remain.

Project Permit Conditions:

1. Prior to demolition, the applicant shall contact the Vermont Department of Health as to lead and asbestos assessment of the building.
2. Prior to demolition, the applicant shall receive approval of the erosion prevention and sediment control plan from the Burlington Stormwater Program.
3. The resultant use of the property shall be that of a vacant lot containing only green space and the remaining driveway accessing the adjacent property as depicted on the approved site plan.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below. **Note: All projects involving earth disturbance of 400 square feet or more require review by the Burlington Stormwater Program under Chapter 26: Wastewater, Stormwater, & Pollution Control.** This review is closed out by way of approved inspections by Stormwater Program staff, Code Enforcement staff, or licensed project engineer before issuance of a UCO as noted above.
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **November 24, 2021**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **November 24, 2023**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration

of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

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

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

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

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

application to the extent that they are not in conflict with other stated conditions or regulations.

12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City. If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.
13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.
14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.



From: Jeff Nick <jeff@jeffnick.com>

Sent: Tuesday, February 6, 2024 1:47 PM

To: Scott Gustin <SGustin@burlingtonvt.gov>

Cc: William Ward <ward@burlingtonvt.gov>; Laura Wheelock <lwheelock@burlingtonvt.gov>; Chapin Spencer <cspencer@burlingtonvt.gov>; Miro Weinberger <miro@burlingtonvt.gov>; Kimberlee Sturtevant <ksturtevant@burlingtonvt.gov>; mattdaly@dalyanddaly.com; scott@sdireland.com; Ryan Nick <RNick@jldavisrealty.com>; dmorrissey@wmorrissey.com; Jon Murad <JMurad@bpdvt.org>

Subject: Mid-Town appeal hearing deferral

[WARNING]: This email was sent from someone outside of the City of Burlington.

Scott,

As you know we are in discussions with DPW for the use of the Mid-Town lot during the Main Street Project. (See attached letter from DPW)

With this in mind, Midtown Associates, Inc. hereby requests a sixty (60) day deferral and postponement of the appeal hearing on the DRB's calendar this evening regarding 230 Main Street. The requested deferral will allow Midtown Associates to work with the City's DPW to apply for a temporary permit regarding DPW's desire to use 230 Main Street for the current construction project on Main Street.

We plan to meet with city officials in the very near future to iron out any details for DPW and their contractor to utilize this land. As you can see from the attached photo it is a critical piece of real estate that will help expedite an important multi-million-dollar public works project. I hope we can come to a resolution in the near future.

Regards,

Jeff Nick

29 Church Street, 3rd Floor

Burlington, VT 05401

Telephone: (802) 876-6923

Email: jeff@jeffnick.com

www.jldavisrealty.com



Memo

Date: 2/6/2024

To: Jeff Nick
Dept. Permitting & Inspection
Design Advisory Board

From: Laura Wheelock, Senior Public Works Engineer

Subject: 230 Main Street

Laura Wheelock
Digitally signed by Laura Wheelock
DN: cn=Laura Wheelock, c=US,
email=lwheelock32@gmail.com
Date: 2024.02.06 09:16:04 -05'00'

The Department of Public Works (DPW) in support of the Great Streets Main Street project has significant interest in utilizing the parcel at 230 Main Street in support of construction of the project.

The Great Streets Main Street project will fully reconstruct the roadway from South Winooski to Pine Street, with replacement of subsurface water and sewer utilities throughout this corridor. Within the block of Main Street from South Winooski to South Union and immediately adjacent to 230 Main Street the project will decommission the ravine sewer that crosses the adjacent parcel of 220 Main Street and continues southwest from that point. The work to decommission the pipe and construct a new pipe within Main Street will transition the parcel of 220 Main St and its surrounding streetscape into a significant construction work zone while the work occurs. Additionally the sewer within the center of Main Street will be reconstructed up to Union Street. This work will occur over the next year at minimum.

The project is also making use of other impervious areas nearby for support of the project within 220 Main Street, areas of 145 South Union Street (Memorial Auditorium), and 8 parking spaces on 227 College Street (Library). Even with these areas identified in support of the project the project still has a need for additional space proximate to the project. Adjacent space to the construction project is critical to supporting the project and expediting the pace of construction.

With the knowledge that the surrounding area will be used in support of construction, and proximate significant roadway construction project. DPW seeks to utilize the parcel at 230 Main Street similar to the other adjacent areas.

(802) 865-7195 (FAX)

Page 45 of 95

- Riparian/Littoral zone
- Flood Hazard (AE Floodplain)
- 500' Shoreland buffer
- Large Lot overlay
- Design Review

The **Design Advisory Board** reviewed the application at their December 12, 2023 meeting, and voted unanimously to recommend approval, subject to conditions recommended by staff:

1. The redevelopment proposal includes additional features/lot coverage within the 75' waterfront setback that exceed the current conditions:
 - a. The southerly steps (attached to the house on the lakeside) are larger than existing;
 - b. The northerly patio area has slightly expanded, in that pavers are currently randomly spaced but continuous and connected pavers are proposed;
 - c. The westerly footprint appears to be larger than the existing.
2. Maximum parking standards apply. For a single family home, not more than 3 parking spaces may be accommodated on-site. (Table 8.1.9-1.)
3. The re-alignment of the garage entrance creates an extensive area of new lot coverage that encourages and contributes to the excess of vehicular parking. While the westerly parking area has been in place since prior to 1978 and may legally be retained, a minimization or elimination of this parking area in favor of the new parking area afore the garage would reduce the broad expanse of gravel of the Auto court (effectively 80% of the width of the lot).

The Design team forwarded revised plans January 30, 2024 to address these conflicts.

Recommended motion: Certificate of Appropriateness Approval, per the following Findings and Conditions:

I. Findings

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

2. The Waterfront Residential Low Density (RL-W) district is intended primarily for low density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history. This district is distinguished from the Residential Low Density district by its proximity to Lake Champlain, and a greater consideration needed for views from the lake and stormwater runoff.

(b) Dimensional Standards and Density

Table 4.4.5-2 Base Residential Density

No change is proposed to the density of the lot, which will remain a single family home.

Affirmative finding.

Table 4.4.5-3 Residential District Dimensional Standards

RL-W District	Max Lot coverage 35%	Front Setback ⁷	Side Setback	Rear Setback	Waterfront setback 75'	Max Height 35'
245 Appletree Point Road Proposed	existing: 26.3% proposed 26.3%	No change from existing: 140'	No change from existing: East: 8'4" West 13'10"	N/A	43' existing and proposed to retain existing non-conformity.	No change to existing: 23'

Affirmative finding as conditioned.

(c) Permitted and Conditional Uses

A single family home is a permitted use. **Affirmative finding.**

(d) District Specific Regulations

1. Setbacks

A. Encroachment for Residential Driveways

Not applicable.

B. Encroachment into the Waterfront Setback

i. Replacement of Existing Structure

Replacement of a conforming principle structure existing as of the effective date hereof, may encroach into the required setback provided the replacement does not increase the area or extent of the encroachment more than the existing structure.

The replacement home is proposed on the same building footprint as the existing structure.

The redevelopment may not increase the level of encroachment within the required 75' waterfront setback. Revised plans have been provided to demonstrate only the retention of existing non-conformity within that required setback. **Affirmative finding.**

2. Lot Coverage

See Table 4.4.5-3, above.

3. Accessory Residential Structures, Buildings and Uses

Not applicable.

4. Residential Density

A. Additional Unit to Multi-Family

Not applicable.

B. Additions to Existing Residential Structures

Not applicable.

C. Residential Occupancy Limits

⁷ For properties in the WRL and WRM zones with frontage along Lake Champlain or the Winooski River, the front yard setback shall not be required to exceed 50' in any event.

*In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13. Not more than four unrelated adults may occupy the residential unit. **Affirmative finding as conditioned.***

5. *Uses*

A. *Exception for Neighborhood Commercial Uses*
Not applicable.

6. *Residential Development Bonuses*

No bonuses are sought. Not applicable.

Section 4.5.4 Natural Resource Protection Overlay (NR) District

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

4. *Requirements*

1. *Any land disturbing activities (i.e., vegetation has been removed, or the landscape has been graded or filled resulting in bare soil surface) shall include a stormwater management, erosion prevention and sediment control plan pursuant to the requirements of Section 5.5.3 to be reviewed by the conservation board and approved by the City engineer. For properties with frontage along Lake Champlain or the Winooski River, development that includes 400 square feet or more of new or redeveloped lot coverage shall establish a low-mow zone along the shoreline. A low-mow zone is a new or existing vegetated area that is not mowed more than once per year and allows vegetation to grow and mature. A low-mow zone shall be at least 15' wide as measured inland from the 100 ft. elevation and shall be of a size equivalent to, or greater than, the new or redeveloped lot coverage, except that in no event shall a low-mow zone be required to extend more than 50' wide as measured inland from the 100 ft. elevation or extend along more than 80% of a property's shoreline frontage. For properties with frontage along Lake Champlain or the Winooski River, development shall be located no closer to the shoreline than existing development wherever reasonably possible.*

4. *No new stormwater outfall shall directly discharge into any surface water without approval and implementation of a stormwater management plan approved by the City Engineer.*

The subject property falls within the Riparian and Littoral Conservation Zone (250' width from the 100' lakeshore elevation). The application was reviewed by the Conservation Board February 5, 2024, and their comments and conditions shall be shared with the DRB and incorporated into any decision.

This overlay zone limits the clearing of vegetation and new stormwater outfalls. Minor topographic alteration will occur to functionally raise the replacement structure above the FEMA Base Flood Elevation of 102'. A robust landscaping plan has been provided, and the required "low mow" zone is depicted along the property's shoreline. An Erosion Prevention and Sediment Control Plan, as well as a Stormwater Management Plan have been provided; their adoption is conditioned upon review and approval by the Stormwater Engineering team.

Affirmative finding as conditioned.

(f) District Specific Regulations: Special Flood Hazard area

5. Mandatory DEC Notification and 30 day Review Period

A. Prior to issuing a permit a copy of the application and supporting information shall be submitted by the administrative officer to the State National Flood Insurance Program Coordinator at the Vermont Agency of Natural Resources, Department of Environmental Conservation, River Management Section in accordance with 24. V.S.A. §4424. A permit may be issued only following receipt of comments from the Agency or the expiration of 30 days from the date the application was mailed to the Agency, whichever is sooner.



Plans were provided to the Agency of Natural Resources December 5, 2023; comments were received from Kyle Medash December 19, 2023 and are included, below.

The main structure and the majority of the proposed construction are outside the SFHA, with the exception of the stairs shown on the “Overall Layout and Materials Plan Permit Set” dated 1.30.2024. The stairs show a top elevation of 102’ and a bottom elevation of 97’ so they are indeed in the SFHA, or below the Lake Champlain BFE of ~102’. Therefore the stairs would be subject to review/compliance with the design criteria for “all development” outlined in Article 4, (f) (8) (C) of the CDO:

C. All development:

(i) New construction and/or substantial improvements to structures shall be reasonably safe from flooding and be:

1. Designed and adequately anchored to prevent flotation, collapse, or lateral movement during the occurrence of the base flood;
2. Constructed of materials resistant to flood damage;
3. Constructed by methods and practices that minimize flood damage; and
4. Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

Kyle Medash, from Vermont’s Agency of Natural Resources, suggests the following:

1. Use pressure treated lumber or metal/water resistant material of some sort for the staircase, though the applicant **would have to provide documentation demonstrating the stairs are pinned to the bedrock or supported and anchored w/ concrete footers** installed to adequate depth to resist scour and rotational force from wave action to prevent them from being mobilized during a flood.
2. The other option is to use large rock, slabs, or blocks to create the steps and anchor in if needed. The large rock material is less concerning from a hazard standpoint since it doesn’t float; however, you’d want to ensure that it doesn’t create any new deflection points or erosion and it would be wise to design it to resist the projected scour/wave action for long term resilience.

Affirmative finding as conditioned.

Section 4.5.5 RL Larger Lot Overlay District

(a) Purpose:

The RL Larger Lot Overlay District is intended to maintain the existing residential development pattern of larger residential lots reflective of the respective neighborhoods' development history.

(b) Areas Covered

245 Appletree Point Road is included with the Large Lot Overlay as depicted on Map 4.5.5-1, Larger Lot Overlay.

(c) District Specific Regulations: RL Larger Lot Overlay

1. Minimum Lot Size and Density

No change is proposed to the lot size or density on the lot. **Affirmative finding.**

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

This is a developed lot with established lot frontage and access to Appletree Point Road.

Affirmative finding.

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations

The replacement structure is proposed to be a single family home, duplicating the existing use.

Affirmative finding.

Part 3: Non Conformities

Existing conditions illustrate development within the 75' waterfront setback. The non-conformity may be retained only to the same degree in the same location as existing (See Section 4.4.5 (d) B.) Revised plans have addressed initially proposed encroachment. **Affirmative finding.**

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

Section 5.4.9 Brownfield Remediation

Not applicable.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

Demolition and reconstruction of a single family home in the RL-W Zoning District is not anticipated to introduce any new impacts from existing conditions. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

The lighting plan is L-300, which includes recessed wall lights, path lights, and downlights in trees. All lighting is of residential quality and will not introduce any light spill onto abutting parcels. **Affirmative finding.**

Section 5.5.3 Stormwater and Erosion Control

An Erosion Prevention and Sediment Control Plan and a Stormwater Management Plan have been provided and are subject to review by the City Stormwater Engineering team. **Affirmative finding as conditioned.**

Section 5.5.4 Tree Removal

No tree removal is identified on submitted plans. The specific planting plan is L.200. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Section 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The most important natural feature is the lakeshore. The immediate waterfront falls within the Special Flood Hazard Area (SFHA – AE). The applicant team has indicated no alteration will be made along the waterfront; however the proposal indicate that stairs to the water are included as a new feature.

Plans have therefore been submitted to the Agency of Natural Resources for review and comment. **See Section 4.5.4 (f) 5. for their comment and recommendations.**

The Conservation Board will review plans February 5, 2024 meeting as well.

A low mow zone will be introduced, as required by Section 4.5.4 c.4. **Affirmative finding as conditioned.**

(b) Topographical Alterations:

The “existing conditions” plan prepared by Krebs and Lansing indicates the existing house at 103.88 elevation; while the replacement building will be at 105.6 FFE; raising it above the 100’ ordinary high water elevation on Lake Champlain and FEMA’s base flood elevation (BFE) of 102’.

The grading plan (enlarged) is Plan L101. **Affirmative finding.**

(c) Protection of Important Public Views

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

(d) Protection of Important Cultural Resources:

The structure is not listed on the State of Vermont or National Register of Historic Resources. Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

This replacement structure will be required to comply with Burlington’s new thermal energy policy (commencing January 1, 2024) to avoid the use of fossil fuels and adoption of alternative energy option for a heating and all thermal systems. The applicants have been provided a contact at Burlington Electric to navigate the requirements of the policy.

Affirmative finding as conditioned.

(f) Brownfield Site

This parcel is not included on the DEC’s list of identified Brownfield Sites. Not applicable.

(g) Provide for Nature’s events

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

The applicant has provided both Stormwater and Erosion Prevention and Sediment Control Plans to Water Resources for review and approval. Conservation Board review occurred February 5, 2024. Approval by the Stormwater Administrator will be a condition of any permit.

Affirmative finding as conditioned.

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

Rain diverters are illustrated above doors on the east and south elevations; the north and west entries are under covered porches. **Affirmative finding.**

As proposed, there is room east of the garage entrance to push snow. The west abuts landscaping, making it an unsuitable place for snow storage. **Affirmative finding for design features/snow storage.**

(h) Building Location and Orientation:

The replacement home is situated in the same manner as the existing home. **Affirmative finding.**

(i) Vehicular Access:

There is no proposed change to vehicular access from Appletree Point Road. **Affirmative finding.**

(j) Pedestrian Access

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety.

Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

The sidewalk along Appletree Point Road is on the northerly side (not this street side.)

There is currently no existing pedestrian path from the street to the home. A path that separates pedestrians from vehicles is advised by the ordinance; however this street is auto centric and residents would typically walk along the driveway. A precedent in prior DRB review has been established that in similar cases, a pedestrian walkway need not be included.

There are pedestrian walkways provided between parking areas and the building access points. **Affirmative finding.**

(k) Accessibility for the Handicapped:

While encouraged, ADA access for a single family home is not a requirement. **Affirmative finding.**

(l) *Parking and Circulation:*

Existing conditions include a very long driveway, with garage access providing substantial parking, and a separate parking area on the west. This has been in place since at least 1978. A similar arrangement is proposed, with garage access moved from the westerly garage elevation to the north. As a pre-existing arrangement, it may be retained. Revised plans have limited the on-site parking to 3 spaces to be compliant with parking limitations. **Affirmative finding.**



(m) *Landscaping and Fences*

Plans L100 and L101 define overall layout and materials of the proposed landscaping. **Affirmative finding.**

(n) *Public Plazas and Open Space*

Not applicable.

(o) *Outdoor lighting;*

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

Lighting is defined on Plan L-300. Proposed illumination includes tree down lighting, walkway lighting and wall lighting. All are of residential character and acceptable.

Affirmative finding.

(p) *Integrate infrastructure into the design*

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

The existing conditions plan shows an electric meter and communications box next to the easterly entrance. The proposed location is not clearly identified. The applicant shall define the location of all meters, mailboxes, HVAC equipment and similar components; illustrating them on the site plan and/or elevations as appropriate.

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

As trash and recycling are not identified, it can be assumed they will be addressed within the garage. On-site utilities shall be undergrounded when possible.

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

No information has been provided about mechanical equipment. The selection of thermal system(s) will be guided in collaboration with Burlington Electric Department. Plans shall be revised as appropriate to reflect any new equipment installation.

Affirmative finding as conditioned.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

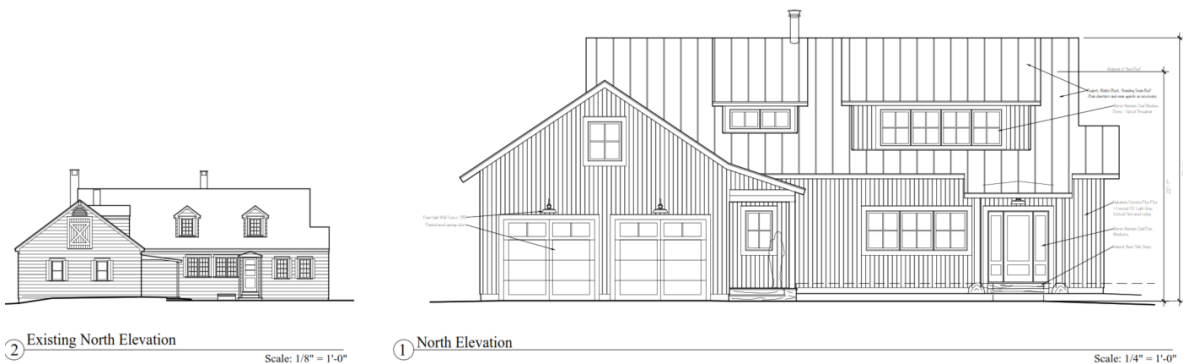
1. Massing, Height and Scale:

The replacement home occupies the same footprint, and the same area as the existing home.

Affirmative finding.

2. Roofs and Rooflines.

The roof mimics the existing gable and dormer roofline. **Affirmative finding.**



3. Building Openings

Building openings are consistent with the existing plan, but articulated in a more modern vocabulary. **Affirmative finding.**



Scale: 1/8" = 1'-0"



1 West Elevation

Scale: 1/4" = 1'-0"

(b) *Protection of Important Architectural Resources:*
Not applicable.

(c) *Protection of Important Public Views:*
Not applicable.

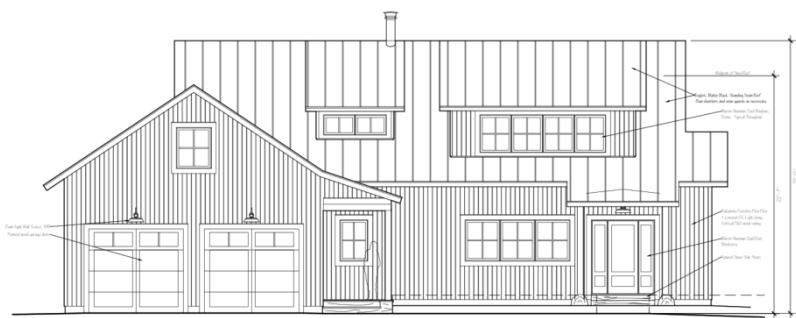
(d) *Provide an active and inviting street edge:*

The redevelopment plan closely replicates the position, orientation, and massing of the existing home. An entry door faces the street, covered porches will offer shelter, and lighting is provided at all entrances. **Affirmative finding.**



2 Existing North Elevation

Scale: 1/8" = 1'-0"



1 North Elevation

Scale: 1/4" = 1'-0"

(e) *Quality of materials:*

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

content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Vertical T & G stained siding is proposed, with a standing seam metal roof and aluminum clad windows and doors. All are acceptable for new construction. **Affirmative finding.**

(f) Reduce energy utilization:

See Section 6.2.2 (e), above.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Redevelopment shall adhere to all building and life safety code as defined by the building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Section 8.1.9-1 Maximum On-Site Parking Standards

A single family home in the Neighborhood Parking District has a maximum on-site parking count of 3 parking spaces. As a total redevelopment, the maximum on-site standards are triggered, and not more than 3 spaces may be illustrated on-site, including those within the garage. Revised plans of 1.30.2024 illustrate two spaces in the garage and one in the existing westerly parking area.

Affirmative finding.

Section 8.1.9 (a) Exemptions

The following shall not be included in the maximum number of allowable spaces required by this section:

1. Public Parking

Not applicable.

2. Carpool, Vanpool, and Car-Share Parking

Not applicable

3. Alternative Fueled Vehicle Parking

The applicant has not defined any parking spaces allotted for alternative fueled vehicles. Not applicable, unless EV chargers are provided on-site.

4. ADA Accessible Parking

No offered in the plan. Not applicable.

5. Institutional Parking

Not applicable

6. Driveways

Parking for residential uses within driveways compliant with the standards of Section 8.1.12 (b), Front Yard Parking Restricted and Residential Driveways

245 Appletree Point Road has a pre-existing, long driveway to an existing parking area and access to the west side of the garage. Vehicles must be limited to a total of 3 unless a waiver is issued by the DRB. None has been requested.

Section 8.1.12 Limitations, Location, Use of Facilities

(b) Front Yard Parking Restricted and Residential Driveways:

Parking spaces in all residential zoning districts shall be located to the side or rear of the principal residential structure. Parking spaces shall not be located within a front yard setback except within a driveway and located to the side or rear of the principal residential structure. Residential driveways shall be a minimum of 7' in width or consist of two 1.5' driveway strips made of pavement or pervious pavement. The maximum width for single or shared access driveways shall be 18' except where a physical barrier taller than 6" (other than a structural column) exists along one side of the parking stall. In such cases, the maximum width may be increased by 1'.

The driveway/access is pre-existing and may be retained. The auto court has been minimized to meet the parking limitation of 3 vehicles– or 4 if parking in tandem behind the garage spaces.

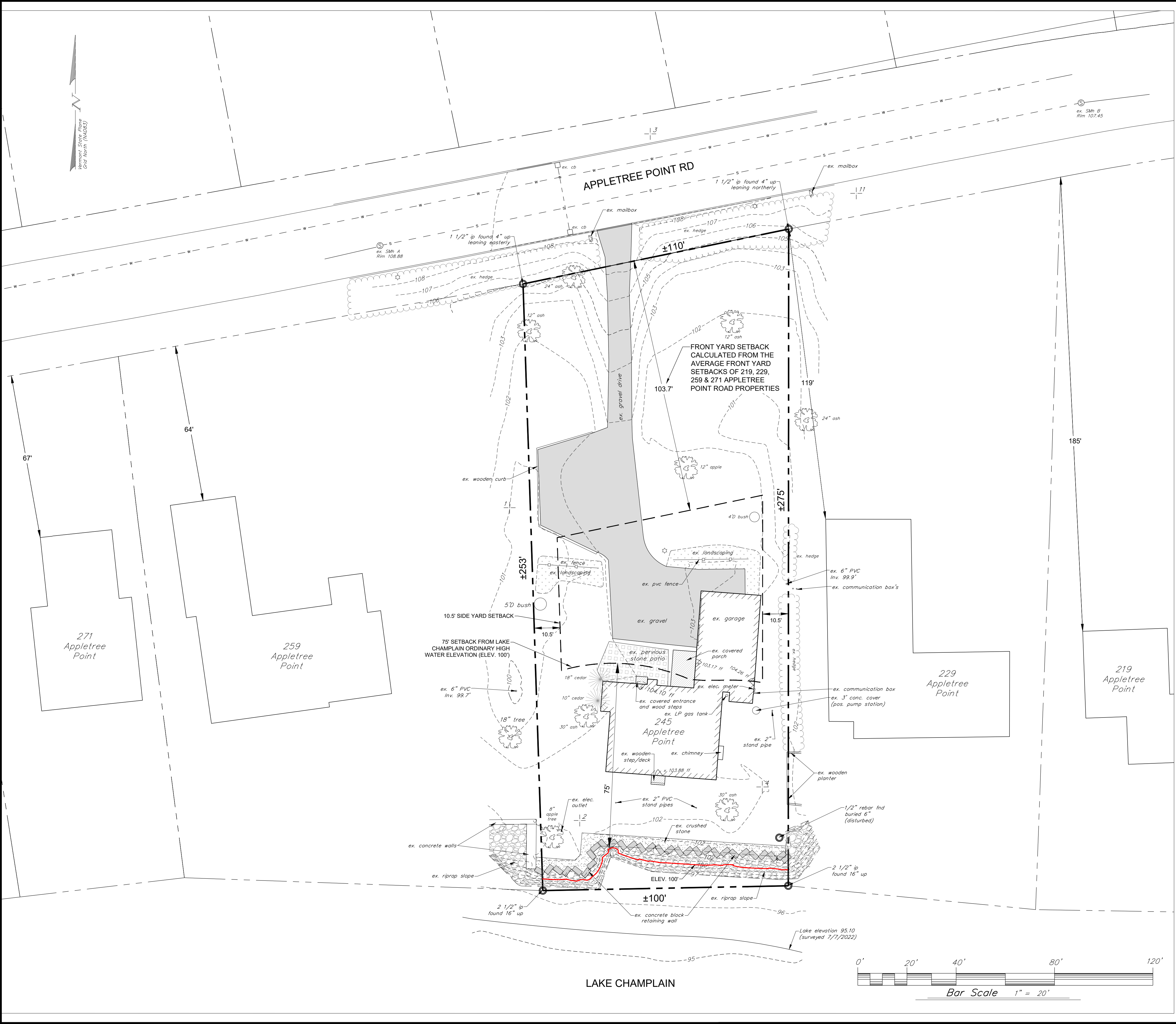
Affirmative finding.

II. Conditions of Approval

1. No additional features may be added from the existing level of non-conformity to the waterfront setback.
2. Maximum parking standards apply. For a single family home, not more than 3 on-site parking spaces shall be provided (Table 8-1-9-1.) If placed in tandem behind garage spaces, the count may be 4.
3. The occupancy of the dwelling unit is limited to members of a family as defined in Article 13 of the Comprehensive Development Ordinance. Not more than four unrelated adults may occupy the dwelling unit.
4. A required “low-mow” zone shall be installed and maintained, per Section 4.5.4 (c) 4.
5. The applicant shall provide documentation demonstrating the stairs are pinned to the bedrock or supported and anchored w/ concrete footers installed to adequate depth to resist scour and rotational force from wave action to prevent them from being mobilized during a flood. Alternately, another option is to use large rock, slabs, or blocks to create the steps and anchor in if needed. The large rock material is less concerning from a hazard standpoint since it doesn't float; however, it is important to ensure that it doesn't create any new deflection points or erosion and so must be designed to resist the projected scour/wave action for long term resilience.
6. This replacement structure will be required to comply with Burlington's new thermal energy policy (commencing January 1, 2024) to avoid the use of fossil fuels and

- adoption of alternative energy option for a heating and all thermal systems. The selection of thermal system(s) will be guided in collaboration with Burlington Electric Department. Plans shall be revised as appropriate to reflect any new equipment installation.
7. Review and approval of Stormwater and EPSC plans are required **prior to release of the zoning permit.**
 8. Any conditions imposed by the Conservation Board shall be incorporated and adopted as part of the decision.
 9. Day and hours of construction are Monday-Friday, 7:30 am – 5:30 pm. Saturday construction shall be limited to interior work. No work on Sundays.
 10. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



Notes:

1. This plan is not a boundary survey. The property lines shown are based on City of Burlington tax map parcel information and monumentation found in the field.
2. The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on the NAVD88 (US Survey Feet).
3. A topographic survey was completed on July 7, 2022 for this project.
4. The utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing on July 7, 2022 and utility mapping from the City of Burlington. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.



Location Map
1" = 1/2 Mile

Lot Information

Zoning District: RLW

Total Lot Area = 27,504 s.f. (0.63 acres)

Existing Impervious Surface = 6,928 sf (0.16 acres)

Existing Lot Coverage = 25.2%

Setback Calculations

Front Yard:
Average of 2 adjacent lots on both sides: 185' + 119'
+ 67' + 64' = 435' / 4 = 108.7' - 5' = 103.7'

Side Yard:
Lot Width x 10%
(110' x 100') / 2 x 0.1 = 10.5'

Rear/Waterfront:
75' from ordinary high water mark of Lake Champlain.

Legend

- 21 survey control point
- iron pipe found
- ex. light pole
- ex. property line (See Note #1.)
- ex. grade contour lines (5 foot intervals)
- existing grade contour lines (1 foot intervals)
- elev. 100' - Lake Champlain OHW
- ex. sanitary line
- ex. PVC fencing
- ex. storm line
- ex. water line
- ex. trees
- ex. tree/hedge line
- ex. gravel driveway/parking
- ex. pervious stone patio area
- ex. landscaping
- ex. rip rap
- ex. crushed stone
- building setbacks

Date revised	Description	Checked	Date
Surveyed	JV/CPG	Existing Conditions Plan	
Drawn	TJB	245 Appletree Point	
Checked	SDG		
Scale	1"=20'		
Date	07/13/2022		
Project	22227	245 Appletree Point Road	Burlington, Vermont
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446			C2.0













PLOT DATE: 1/30/2024 11:59 AM



SYMBOL	ITEM
	EXISTING CONTOUR
	PROPOSED CONTOUR
	STONE PAVING - NATURAL CLEFT FINISH
	STONE PAVING - THERMAL FINISH
	EXISTING WOODS
	PERENNIAL PLANTING
	LAWN
	CONSERVATION SEED MIX
	LOW-MOW SEED MIX
	EXISTING TREE TO REMAIN
	DECIDUOUS TREE - PROPOSED
	EVERGREEN TREE - PROPOSED
	AREA OF REDEVELOPMENT - 1792 SF
	AREA OF LOW-MOW - 1842 SF

- GENERAL NOTES**
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 - Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
 - Base survey prepared by KREBS & LANSING CONSULTING ENGINEERS on July 13, 2022

NO.	DESCRIPTION	DATE
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**FEIDELSON
RESIDENCE**
245 APPLETREE POINT RD
BURLINGTON, VT
05408

**LOT COVERAGE
PERMIT SET**

JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 01.30.2024

L000

PLOT DATE: 1/30/2024 11:59 AM

PROPOSED DECIDUOUS
TREE, TYP.

PROPOSED EVERGREEN
TREE, TYP.

GRAVEL
AUTCOURT

MOW LINE

SEASONAL LAKE ACCESS
STAIRCASE

REFER TO:
L101 LAYOUT, MATERIALS AND
GRADING ENLARGEMENT PLAN

APPLETREE POINT RD

PROPERTY LINE

MEADOW

GARAGE
FFE 103.90

RESIDENCE
FFE 105.6

LAWN

LOW-MOW

LAKE CHAMPLAIN

SYMBOL ITEM

EXISTING CONTOUR

PROPOSED CONTOUR

STONE PAVING -
NATURAL CLEFT FINISH

STONE PAVING -
THERMAL FINISH

EXISTING WOODS

PERENNIAL PLANTING

LAWN

CONSERVATION SEED MIX

LOW-MOW SEED MIX

EXISTING TREE TO REMAIN

DECIDUOUS TREE - PROPOSED

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WAGNERHODGSON
LANDSCAPE ARCHITECTURE

VT802.864.0010 NYS18.567.1791 wagnerhodgson.com
7 Marble Avenue Burlington, VT 05401
430 Warren Street Hudson, NY 12534

NO. DESCRIPTION DATE

FEIDELSON RESIDENCE

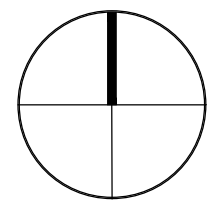
245 APPLETREE POINT RD
BURLINGTON, VT
05408

OVERALL LAYOUT AND MATERIALS PLAN PERMIT SET

JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 01.30.2024

L100

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16 0 16 32
SCALE OF FEET

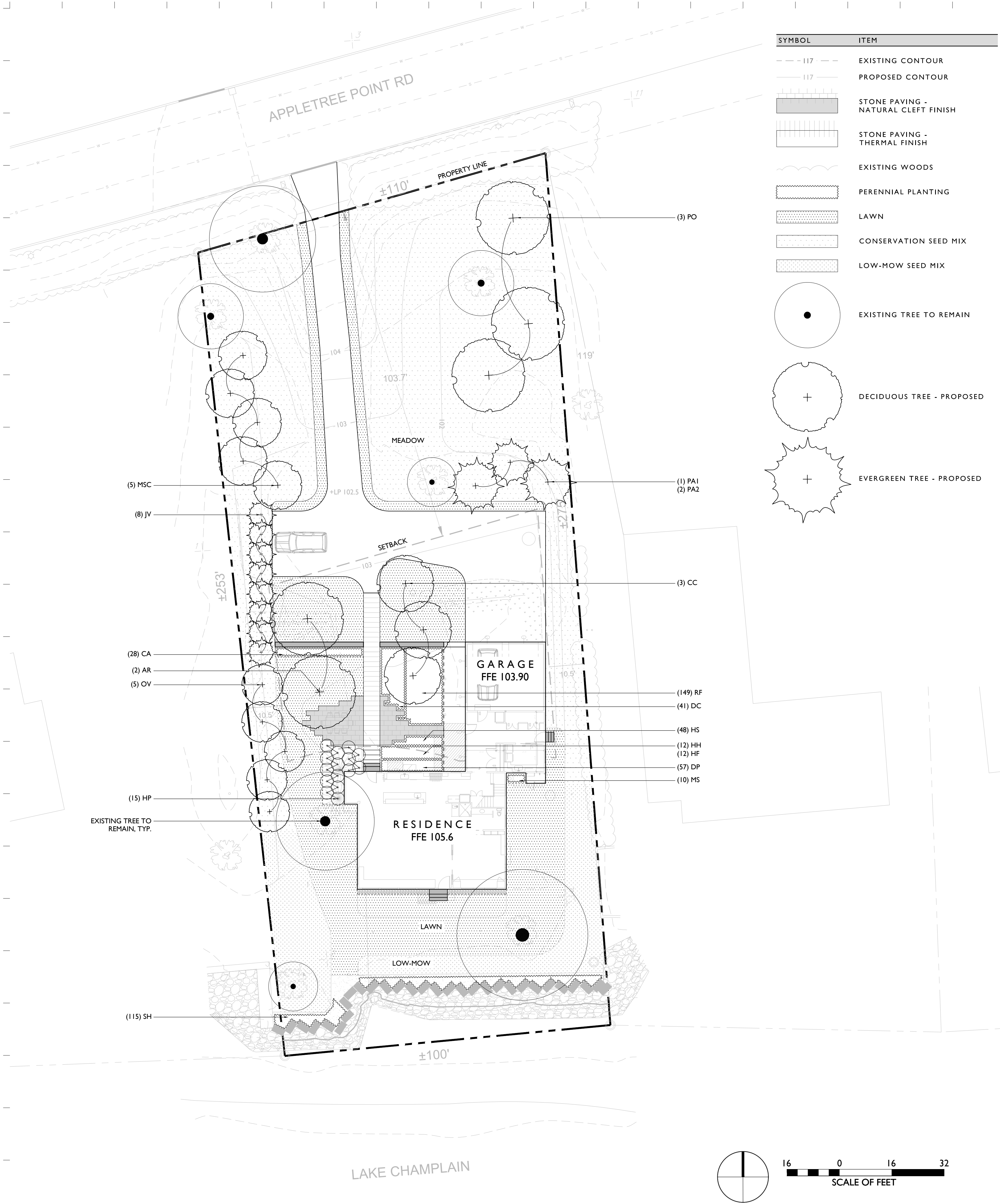


245 APPLETREE POINT RD
BURLINGTON, VT
05408

JOB NO. 22-334
SCALE: 1/4"=1'-0"
DRAWN BY: RK
DATE: 01.30.2024

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PLOT DATE: 1/30/2024 12:00 PM



SYMBOL	ITEM
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- PROPOSED CONTOUR
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- STONE PAVING - THERMAL FINISH
- EXISTING WOODS
- PERENNIAL PLANTING
- LAWN
- CONSERVATION SEED MIX
- LOW-MOW SEED MIX
- EXISTING TREE TO REMAIN
- DECIDUOUS TREE - PROPOSED
- EVERGREEN TREE - PROPOSED

PLANT SCHEDULE					
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES / SHRUBS					
AR	2	Acer rubrum 'Red Sunset'	RED MAPLE	5 1/2"-6" CAL.	AS SHOWN
CC	3	Cercis canadensis 'Minnesota Strain'	MINNESOTA STRAIN EASTERN REDBUD	1.5" - 2" CAL.	AS SHOWN
JV	8	Juniperus virginiana	EASTERN RED CEDAR	8'-10' ht	AS SHOWN
HP	15	Hydrangea paniculata 'Little Quickfire'	LITTLE QUICKFIRE PANICLE HYDRANGEA	7 GAL.	AS SHOWN
MSC	5	Magnolia stellata 'Centennial Blush'	CENTENNIAL BLUSH MAGNOLIA	1.5" - 2" CAL.	AS SHOWN
OV	5	Ostrya virginiana	AMERICAN HOPHORNBEAM	3" - 3.5" CAL.	AS SHOWN
PAI	1	Picea abies	NORWAY SPRUCE	8'-10' HT.	AS SHOWN
PA2	2	Picea abies	NORWAY SPRUCE	10'-12' HT.	AS SHOWN
PO	3	Platanus occidentalis	AMERICAN SYCAMORE	5" CAL.	AS SHOWN
PERENNIALS / ORNAMENTAL GRASSES					
CA	26	Calmagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	5 GAL.	24" O.C.
DC	41	Deschampsia cespitosa 'Goldtau'	TUFTED HAIR GRASS	1 GAL.	24" O.C.
DP	57	Dennstaedtia punctilobula	HAYSCENTED FERN	1 GAL.	18" O.C.
HF	12	Hosta 'Francee'	FRANCEE HOSTA	1 GAL.	24" O.C.
HH	12	Hosta 'Halycon'	HALCYON HOSTA	1 GAL.	24" O.C.
HS	48	Heuchera 'Splendens'	CORAL BELLS	1 GAL.	12" O.C.
MS	10	Matteuccia struthiopteris	OSTRICH FERN	1 GAL.	18" O.C.
RF	149	Rudbeckia fulgida 'Goldsturm'	BLACK-EYED SUSAN	1 GAL.	18" O.C.
SH	115	Sporobolus heterolepis	PRAIRIE DROPSOED	1 GAL.	18" O.C.

PLANTING NOTES

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

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TREE PROTECTION NOTES

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

NO.	DESCRIPTION	DATE
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FEIDELSON RESIDENCE

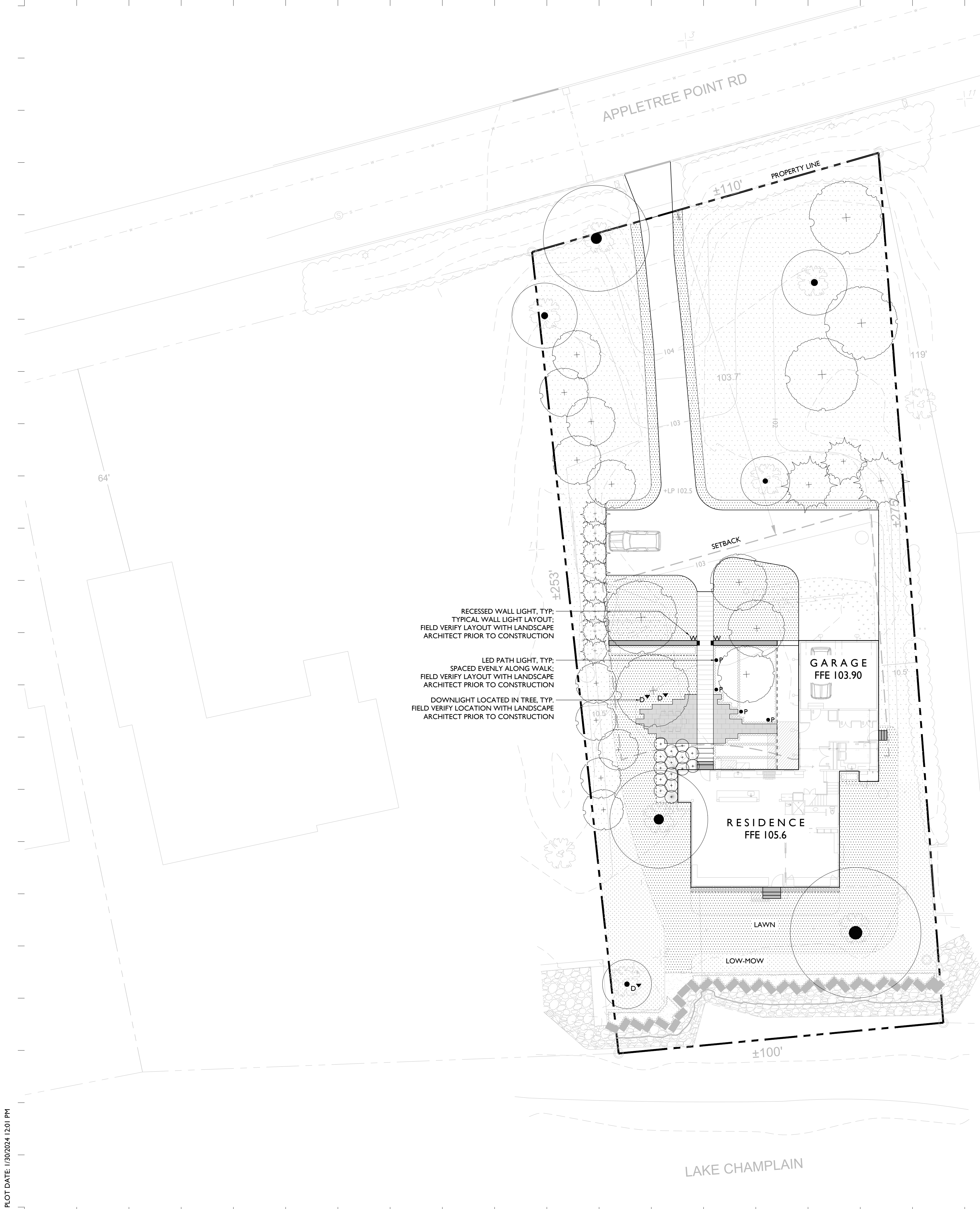
245 APPLE TREE POINT RD
BURLINGTON, VT
05408

PLANTING PLAN PERMIT SET

JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 01.30.2024

L200

PLOT DATE: 1/30/2024 12:01 PM



RECESSED WALL LIGHT, TYP.
TYPICAL WALL LIGHT LAYOUT;
FIELD VERIFY LAYOUT WITH LANDSCAPE
ARCHITECT PRIOR TO CONSTRUCTION

LED PATH LIGHT, TYP.
SPACED EVENLY ALONG WALK;
FIELD VERIFY LAYOUT WITH LANDSCAPE
ARCHITECT PRIOR TO CONSTRUCTION

DOWNLIGHT LOCATED IN TREE, TYP.
FIELD VERIFY LOCATION WITH LANDSCAPE
ARCHITECT PRIOR TO CONSTRUCTION

LIGHTING SCHEDULE

LABEL	SYM.	QTY.	DESCRIPTION	MANUFACTURER	MODEL NO.	LAMP	FINISH	COMMENTS
D	▼	3	TREE DOWNLIGHT	B-K LIGHTING	MN-LED-e67-MFL-BLP-12-C-360SL	LED	BLACK	MOONLIGHT EFFECT. (BK LIGHTING TREE STRAP REQUIRED)
W	■	2	WALL LIGHT	COLE LIGHTING	L503W (OR APPROVED EQUAL)	LED	STAINLESS STEEL	TO PROVIDE LIGHT AT ENTRY WALK FROM ADJACENT WALLS.
P	●	4	PATH LIGHT	B-K LIGHTING	GL-LED-e64-A9-BLP-K-12"-PP12	LED	BLACK	TO PROVIDE LIGHT ON PATHWAY FROM PLANTING BED.



LIGHTING NOTES:
1. INSTALL ALL LIGHTING PER MANUFACTURER'S INSTRUCTIONS.
2. PROVIDE SMART PHONE APP. AND AUTOMATED PROGRAMABLE TIMER AND SWITCHES FOR LANDSCAPE LIGHTING PER OWNER'S DIRECTION.
• LANDSCAPE LIGHTING TO BE ZONED AS SHOWN WITH FINAL APPROVAL BY OWNER.
• ALL ZONES TO BE CONTROLLED BY ONE SWITCH PER ZONE.
• ALL ZONES TO BE FULLY DIMMABLE.
• ALL ZONES TO BE COMPATIBLE WITH A SMART PHONE APP., REMOTE CONTROL, AND TIMER CONTROL.
3. PROVIDE ONLY MNFR RECOMMENDED MAGNETIC TRANSFORMERS FOR EACH TYPE AND BRAND OF LIGHTING.
4. PROVIDE LANDSCAPE ARCHITECT WITH A SUBMITTAL SHOWING TRANSFORMER LOCATION, WIRE GAGE, DISTANCE OF RUNS, LIGHT FIXTURES, AND ALL ELECTRICAL EQUIPMENT PROPOSED. ALL LIGHTING LAYOUT AND INSTALLATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. DO NOT OVERTIGHTEN FIXTURE CAP SCREWS AS A GAP MAY FORM THAT WILL ALLOW MOISTURE IN.
6. ALL LIGHTING TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT IN THE FIELD.

B-K LIGHTING
40429 Brickyard Dr.
Madera, CA 93636
P 559.438.5800
F 559.438.5900
info@bklighting.com/
https://bklighting.com/

COLE LIGHTING
C.W. Cole and Co., Inc.
2560 N. Rossmead Blvd.
South El Monte, CA
91733
P 626.443.2473
F 626.443.9253
info@colelighting.com
www.colelighting.com

NO.	DESCRIPTION	DATE
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FEIDELSON
RESIDENCE

245 APPLETREE POINT RD
BURLINGTON, VT
05408

LIGHTING PLAN
PERMIT SET

JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 01.30.2024

L300

PLOT DATE: 1/31/2024 8:56 AM



SYMBOL	ITEM
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	PROPOSED CONTOUR
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	STONE PAVING - THERMAL FINISH
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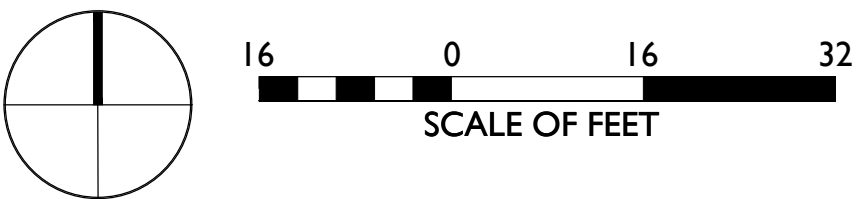
LOT COVERAGE CALCULATIONS			
	EXISTING	PROPOSED	PURSUANT TO CODE
LOT AREA	27,504	27,504	27,504
LOT FRONTAGE	110'	110'	110'
LOT WIDTH	110'	110'	110'
LOT DEPTH	275'	275'	275'
LOT COVERAGE (STRUCTURE + DRIVEWAY)	24.70%	21.50%	35%
LOT COVERAGE (WALKWAYS + PATIOS)	1.60%	2.20%	
TOTAL LOT COVERAGE	26.30%	24.20%	35% MAX.

HEIGHT (TO MIDPOINT OF ROOF PER ARTICLE 5.2.6			
POINT "A":	23'-0"	23'-0"	35'-0"
STORIES:	2	2	2 1/2

IMPERVIOUS SURFACE COVERAGE			
	EXISTING	PROPOSED	PURSUANT TO CODE
PRINCIPAL STRUCTURE:	2,748 SF	2,748 SF	
DRIVEWAY	~4,034 SF	2,994 SF	
WALKWAYS + PATIOS	441 SF	602 SF	2,750 SF
TOTAL LOT COVERAGE	7,223 SF	6,344 SF	9,626 SF

SETBACKS			
	EXISTING	PROPOSED	PURSUANT TO CODE
NORTH	140'	140'	103'-7"
SOUTH	43'	43'	75'
EAST	8'-4"	8'-4"	10'-5"
WEST	13'-10"	13'-10"	10'-5"

WITHIN 200' OF ANOTHER MUNICIPALITY: NO
ADJACENT TO COUNTY ROAD: NO
ADJACENT TO STATE ROAD: NO
CONFORMING USE: YES



WAGNERHODGSON
LANDSCAPE ARCHITECTURE

VT802.864.0010 NY518.567.1791 wagnerhodgson.com
7 Marble Avenue Burlington, VT 05401
430 Warren Street Hudson, NY 12534

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05408

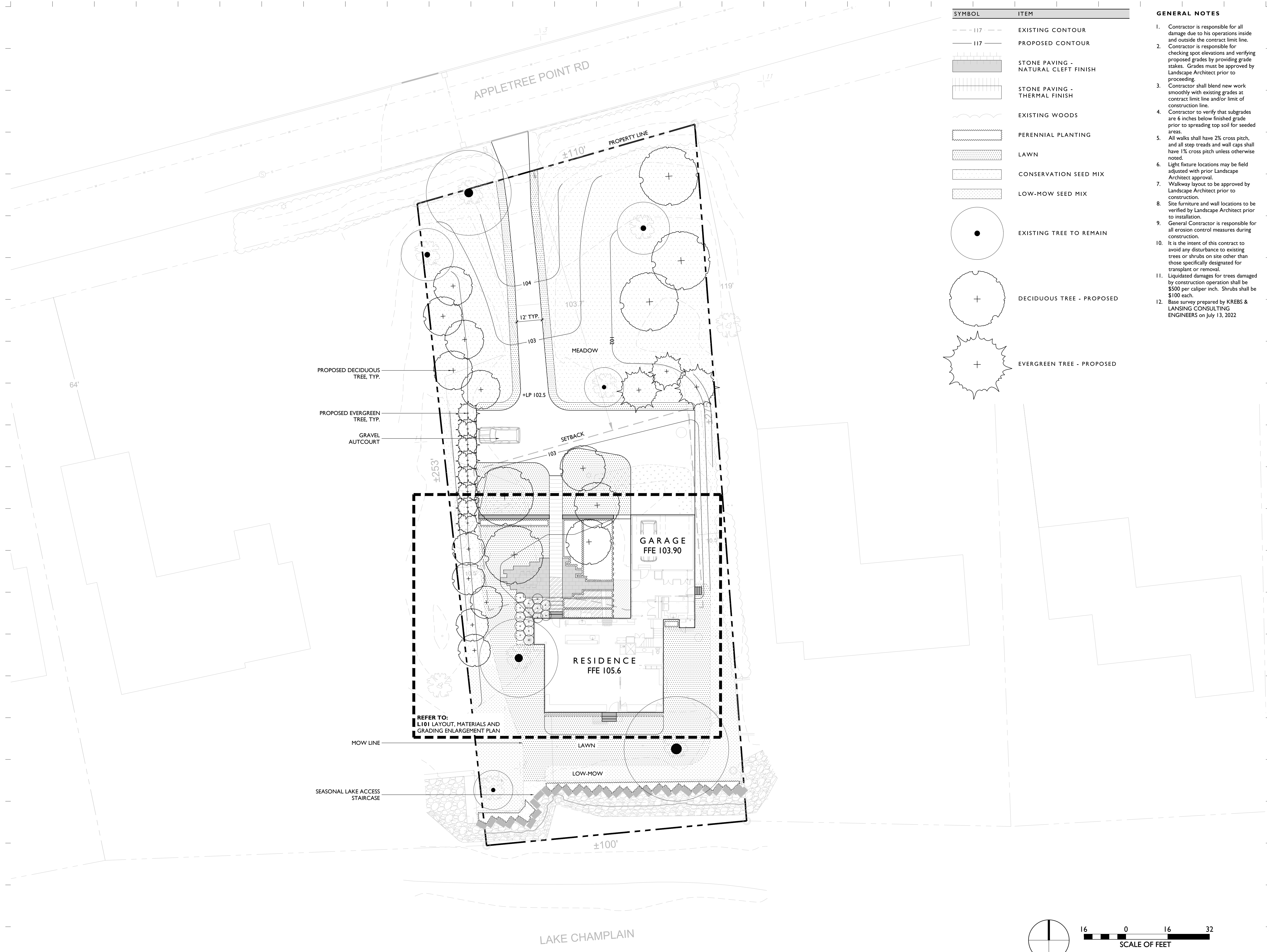
LOT COVERAGE PERMIT SET

JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 01.30.2024

L000

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PLOT DATE: 1/30/2024 11:59 AM



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 - General Contractor is responsible for all erosion control measures during construction.
 - It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
 - Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
 - Base survey prepared by KREBS & LANSING CONSULTING ENGINEERS on July 13, 2022

NO.	DESCRIPTION	DATE
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**FEIDELSON
RESIDENCE**
245 APPLETREE POINT RD
BURLINGTON, VT
05408

**OVERALL LAYOUT
AND MATERIALS
PLAN
PERMIT SET**

JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 01.30.2024

L100

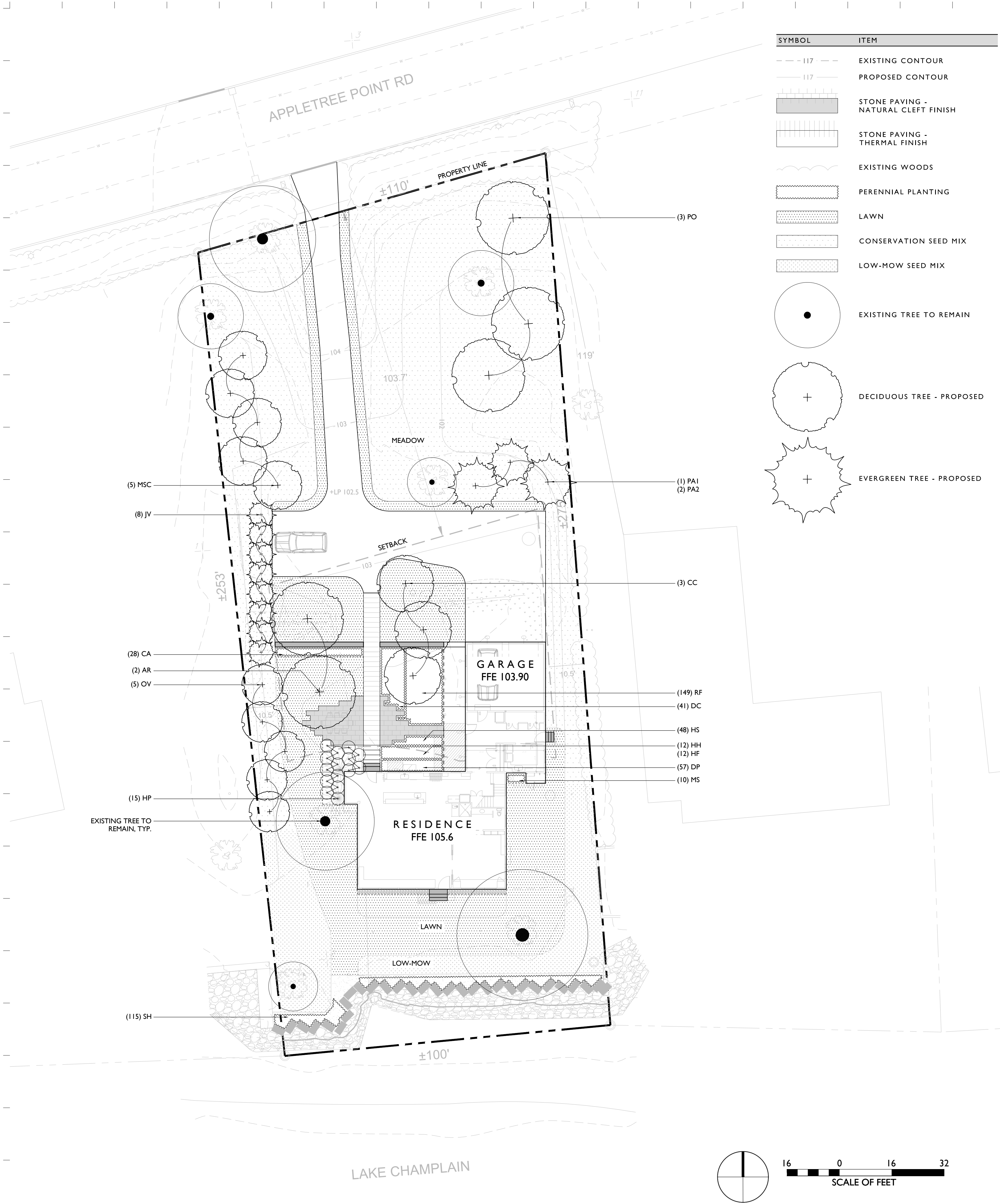


245 APPLETREE POINT RD
BURLINGTON, VT
05408

JOB NO. 22-334
SCALE: 1/4"=1'-0"
DRAWN BY: RK
DATE: 01.30.2024

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PLOT DATE: 1/30/2024 12:00 PM



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES / SHRUBS					
AR	2	Acer rubrum 'Red Sunset'	RED MAPLE	5 1/2"-6" CAL.	AS SHOWN
CC	3	Cercis canadensis 'Minnesota Strain'	MINNESOTA STRAIN EASTERN REDBUD	1.5" - 2" CAL.	AS SHOWN
JV	8	Juniperus virginiana	EASTERN RED CEDAR	8'-10' ht	AS SHOWN
HP	15	Hydrangea paniculata 'Little Quickfire'	LITTLE QUICKFIRE PANICLE HYDRANGEA	7 GAL.	AS SHOWN
MSC	5	Magnolia stellata 'Centennial Blush'	CENTENNIAL BLUSH MAGNOLIA	1.5" - 2" CAL.	AS SHOWN
OV	5	Ostrya virginiana	AMERICAN HOPHORNBEAM	3" - 3.5" CAL.	AS SHOWN
PAI	1	Picea abies	NORWAY SPRUCE	8'-10' HT.	AS SHOWN
PA2	2	Picea abies	NORWAY SPRUCE	10'-12' HT.	AS SHOWN
PO	3	Platanus occidentalis	AMERICAN SYCAMORE	5" CAL.	AS SHOWN
PERENNIALS / ORNAMENTAL GRASSES					
CA	26	Calmagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	5 GAL.	24" O.C.
DC	41	Deschampsia cespitosa 'Goldtau'	TUFTED HAIR GRASS	1 GAL.	24" O.C.
DP	57	Dennstaedtia punctilobula	HAYSCENTED FERN	1 GAL.	18" O.C.
HF	12	Hosta 'Francee'	FRANCEE HOSTA	1 GAL.	24" O.C.
HH	12	Hosta 'Halycon'	HALCYON HOSTA	1 GAL.	24" O.C.
HS	48	Heuchera 'Splendens'	CORAL BELLS	1 GAL.	12" O.C.
MS	10	Matteuccia struthiopteris	OSTRICH FERN	1 GAL.	18" O.C.
RF	149	Rudbeckia fulgida 'Goldsturm'	BLACK-EYED SUSAN	1 GAL.	18" O.C.
SH	115	Sporobolus heterolepis	PRAIRIE DROPSOED	1 GAL.	18" O.C.

PLANTING NOTES

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

GENERAL NOTES

- Contractor is responsible for all damage due to his operations inside and outside the contract limit line.
- Contractor is responsible for checking spot elevations and verifying proposed grades by providing grade stakes. Grades must be approved by Landscape Architect prior to proceeding.
- Contractor shall blend new work smoothly with existing grades at contract limit line and/or limit of construction line.
- Contractor to verify that subgrades are 6 inches below finished grade prior to spreading top soil for seeded areas.
- All walks shall have 2% cross pitch, and all step treads and wall caps shall have 1% cross pitch unless otherwise noted.
- Light fixture locations may be field adjusted with prior Landscape Architect approval.
- Walkway layout to be approved by Landscape Architect prior to construction.
- Site furniture and wall locations to be verified by Landscape Architect prior to installation.
- General Contractor is responsible for all erosion control measures during construction.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- Base survey prepared by KREBS & LANSING CONSULTING ENGINEERS on July 13, 2022

TREE PROTECTION NOTES

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

NO.	DESCRIPTION	DATE
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FEIDELSON RESIDENCE

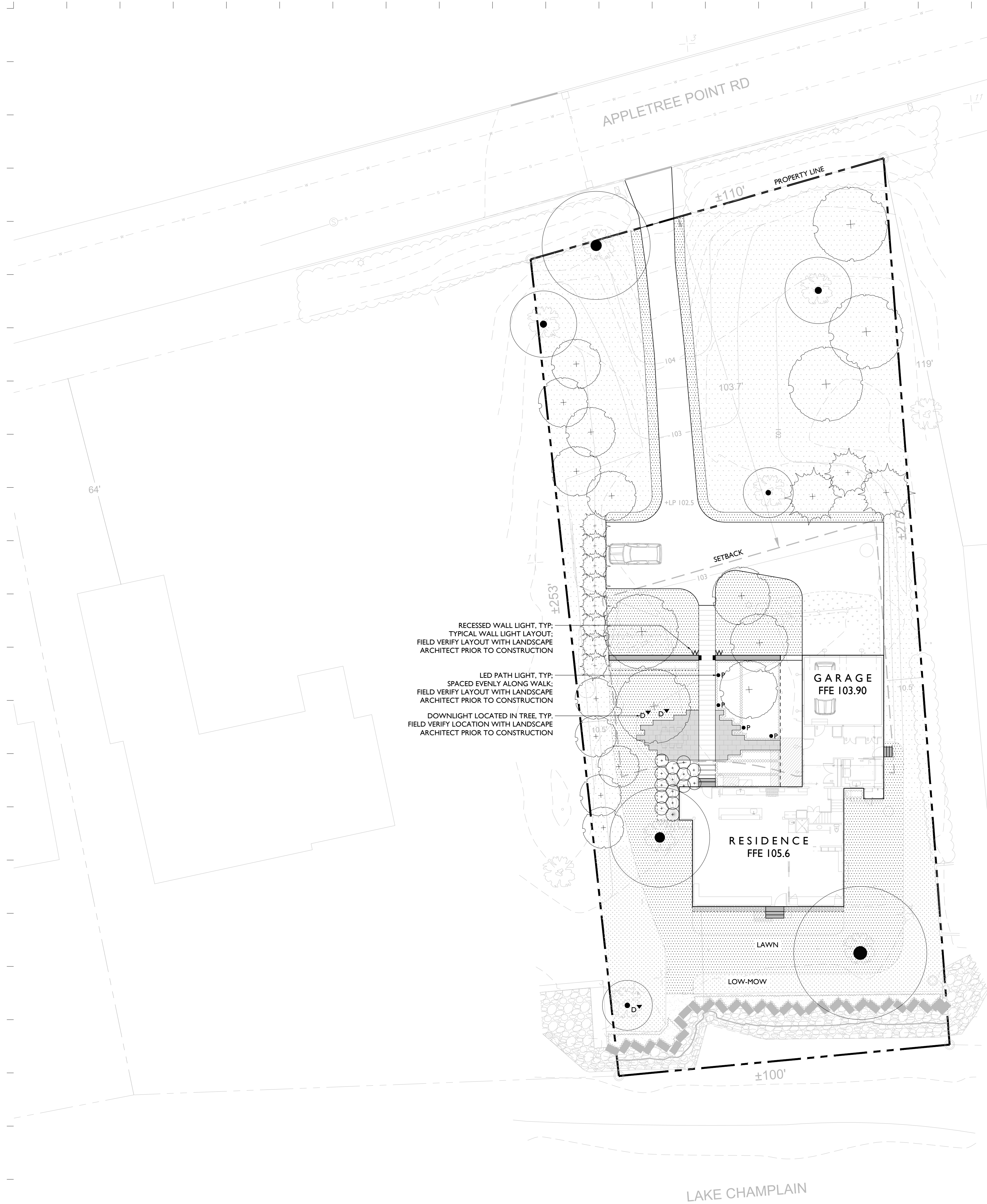
245 APPLETREE POINT RD
BURLINGTON, VT
05408

PLANTING PLAN PERMIT SET

JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 01.30.2024

L200

PLOT DATE: 1/30/2024 12:01 PM



LIGHTING SCHEDULE

LABEL	SYM.	QTY.	DESCRIPTION	MANUFACTURER	MODEL NO.	LAMP	FINISH	COMMENTS
D	▼	3	TREE DOWNLIGHT	B-K LIGHTING	MN-LED-e67-MFL-BLP-12-C-360SL	LED	BLACK	MOONLIGHT EFFECT. (BK LIGHTING TREE STRAP REQUIRED)
W	■	2	WALL LIGHT	COLE LIGHTING	L503W (OR APPROVED EQUAL)	LED	STAINLESS STEEL	TO PROVIDE LIGHT AT ENTRY WALK FROM ADJACENT WALLS.
P	●	4	PATH LIGHT	B-K LIGHTING	GL-LED-e64-A9-BLP-K-12"-PP12	LED	BLACK	TO PROVIDE LIGHT ON PATHWAY FROM PLANTING BED.



- LIGHTING NOTES:
- INSTALL ALL LIGHTING PER MANUFACTURER'S INSTRUCTIONS.
 - PROVIDE SMART PHONE APP. AND AUTOMATED PROGRAMABLE TIMER AND SWITCHES FOR LANDSCAPE LIGHTING PER OWNER'S DIRECTION.
 - LANDSCAPE LIGHTING TO BE ZONED AS SHOWN WITH FINAL APPROVAL BY OWNER.
 - ALL ZONES TO BE CONTROLLED BY ONE SWITCH PER ZONE.
 - ALL ZONES TO BE FULLY DIMMABLE.
 - ALL ZONES TO BE COMPATIBLE WITH A SMART PHONE APP., REMOTE CONTROL, AND TIMER CONTROL.
 - PROVIDE ONLY MNFR RECOMMENDED MAGNETIC TRANSFORMERS FOR EACH TYPE AND BRAND OF LIGHTING.
 - PROVIDE LANDSCAPE ARCHITECT WITH A SUBMITTAL SHOWING TRANSFORMER LOCATION, WIRE GAGE, DISTANCE OF RUNS, LIGHT FIXTURES, AND ALL ELECTRICAL EQUIPMENT PROPOSED. ALL LIGHTING LAYOUT AND INSTALLATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - DO NOT OVERTIGHTEN FIXTURE CAP SCREWS AS A GAP MAY FORM THAT WILL ALLOW MOISTURE IN.
 - ALL LIGHTING TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT IN THE FIELD.

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Madera, CA 93636
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info@bklighting.com
https://bklighting.com/

COLE LIGHTING
C.W. Cole and Co., Inc.
2560 N. Rossmead Blvd.
South El Monte, CA
91733
P 626.443.2473
F 626.443.9253
info@coletlighting.com
www.coletlighting.com

NO.	DESCRIPTION	DATE
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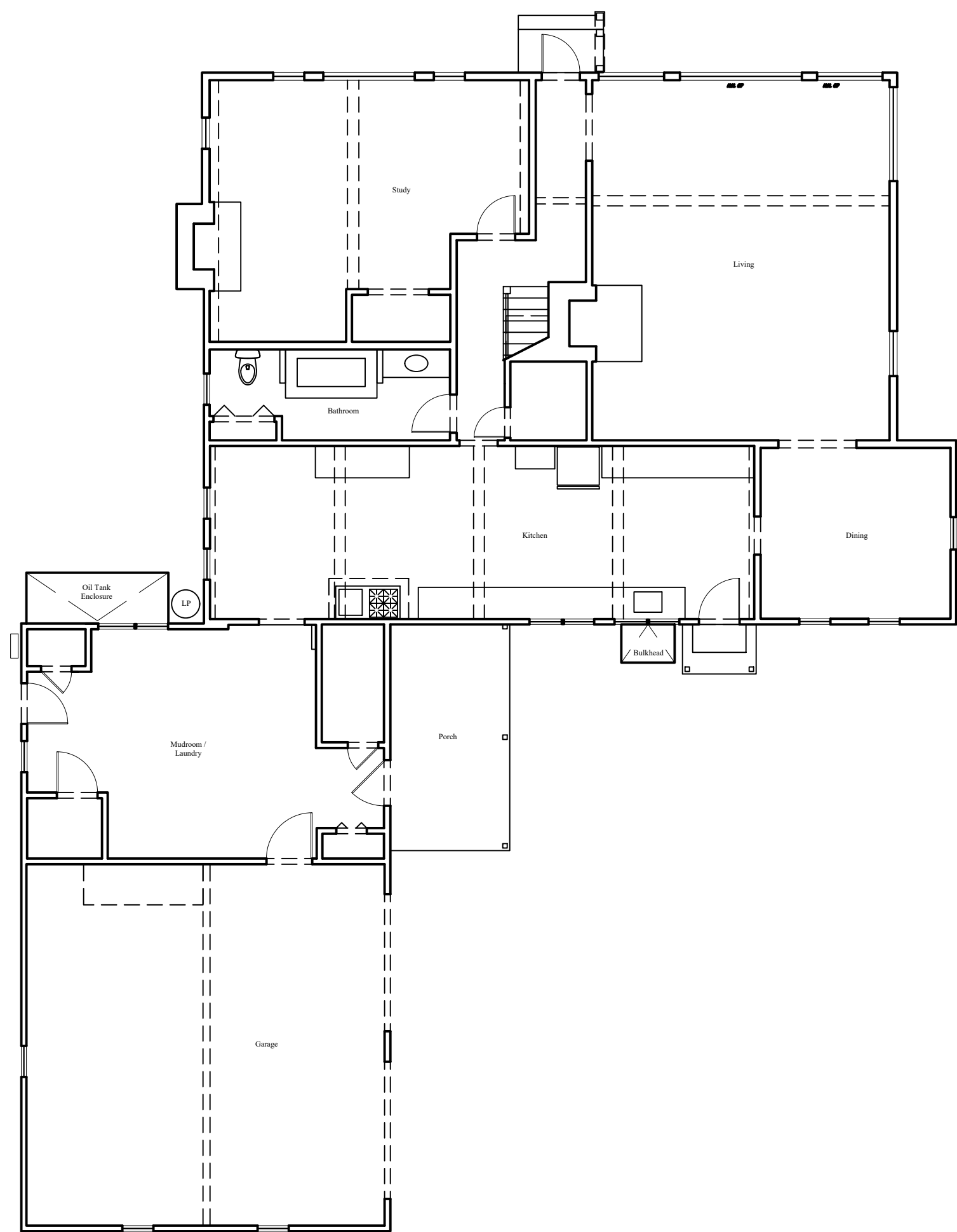
FEIDELSON
RESIDENCE

245 APPLE TREE POINT RD
BURLINGTON, VT
05408

LIGHTING PLAN
PERMIT SET

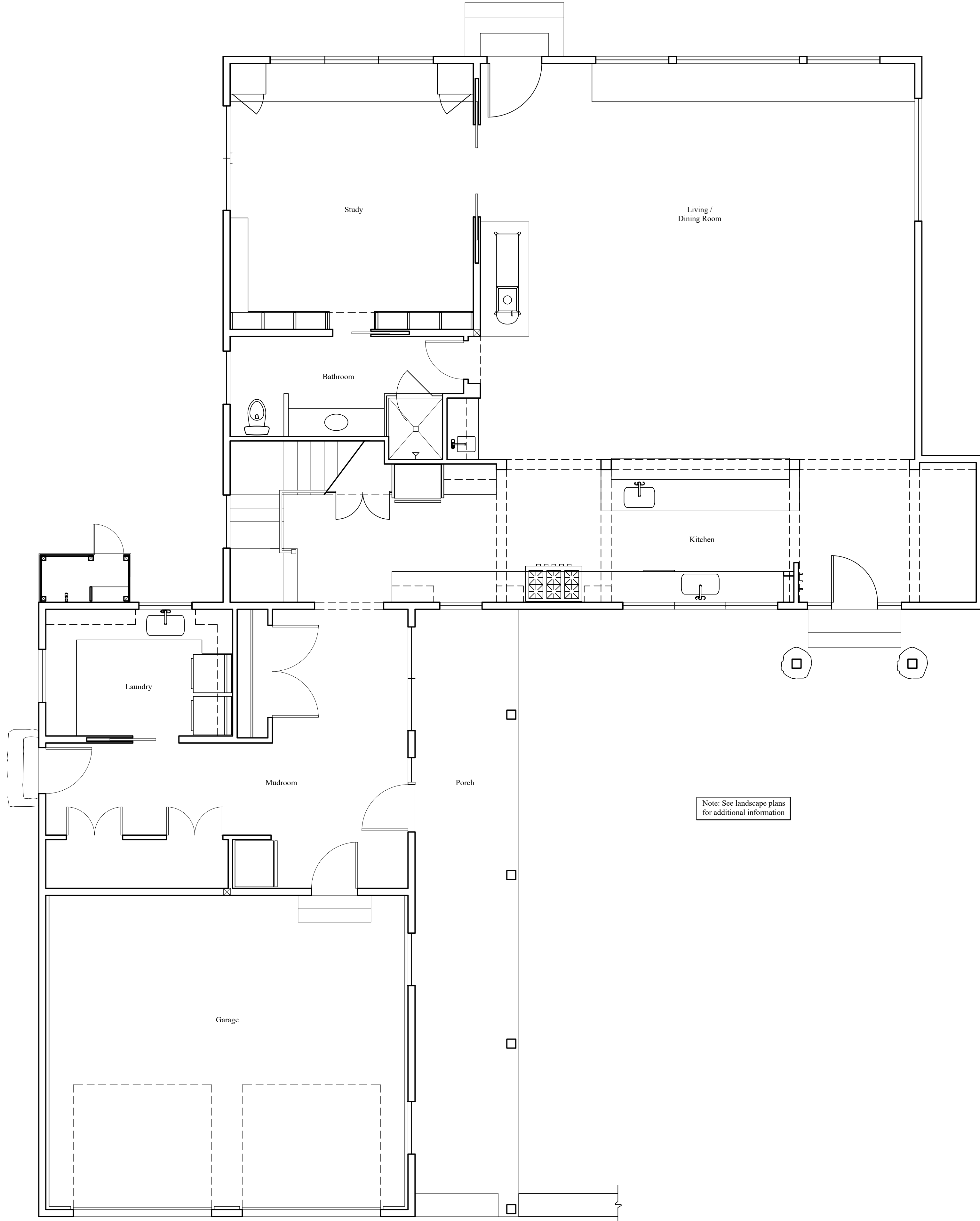
JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 01.30.2024

L300



2 Existing Ground Floor Plan

Scale: 1/8" = 1'-0"



1 Ground Floor Plan

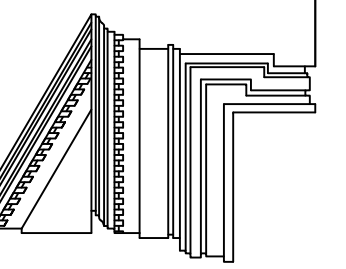
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Not For Construction

Revisions:

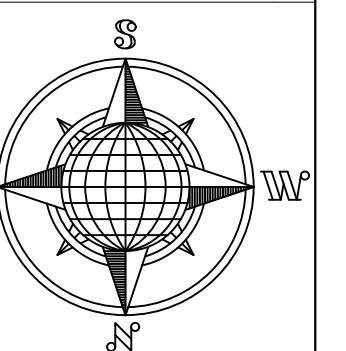
Drawn By: RRG/PRK
Date: 30 JAN 2024

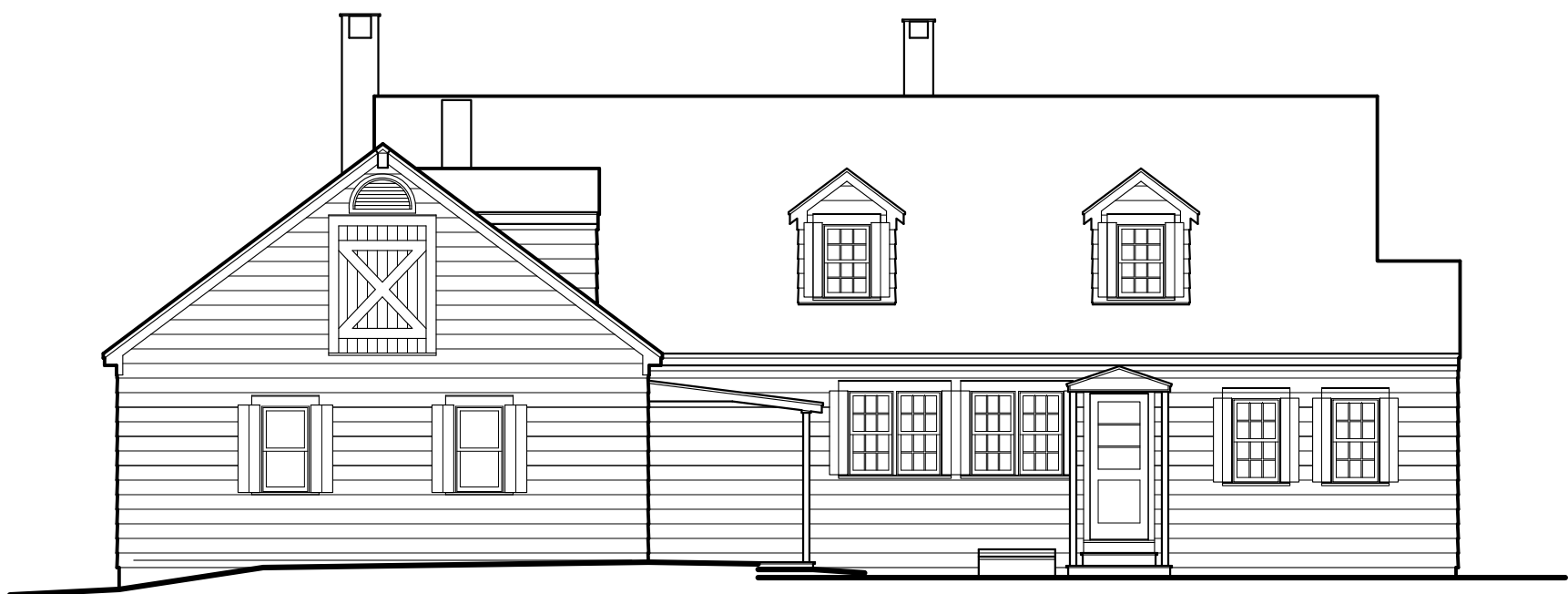
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RAMSAY GOURD ARCHITECTS
7190 Main Street • Manchester Center, VT
Burlington VT
(802) 362-1480 • FAX (802) 362-0179



Ground Floor Plan

A-1.1





2 Existing North Elevation

Scale: 1/8" = 1'-0"



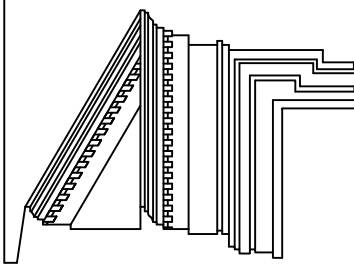
1 North Elevation

Scale: 1/4" = 1'-0"

Revisions:

Drawn By: RRG/PRK
Date: 30 JAN 2024

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North Elevation

A-2.1

Not For
Construction



2 Existing West Elevation

Scale: 1/8" = 1'-0"



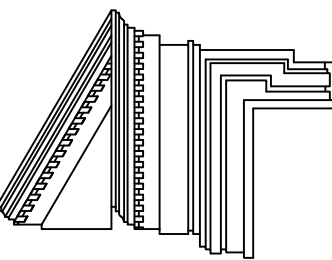
1 West Elevation

Scale: 1/4" = 1'-0"

Revisions:

Drawn By: RRG/PRK
Date: 30 JAN 2024

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West Elevation

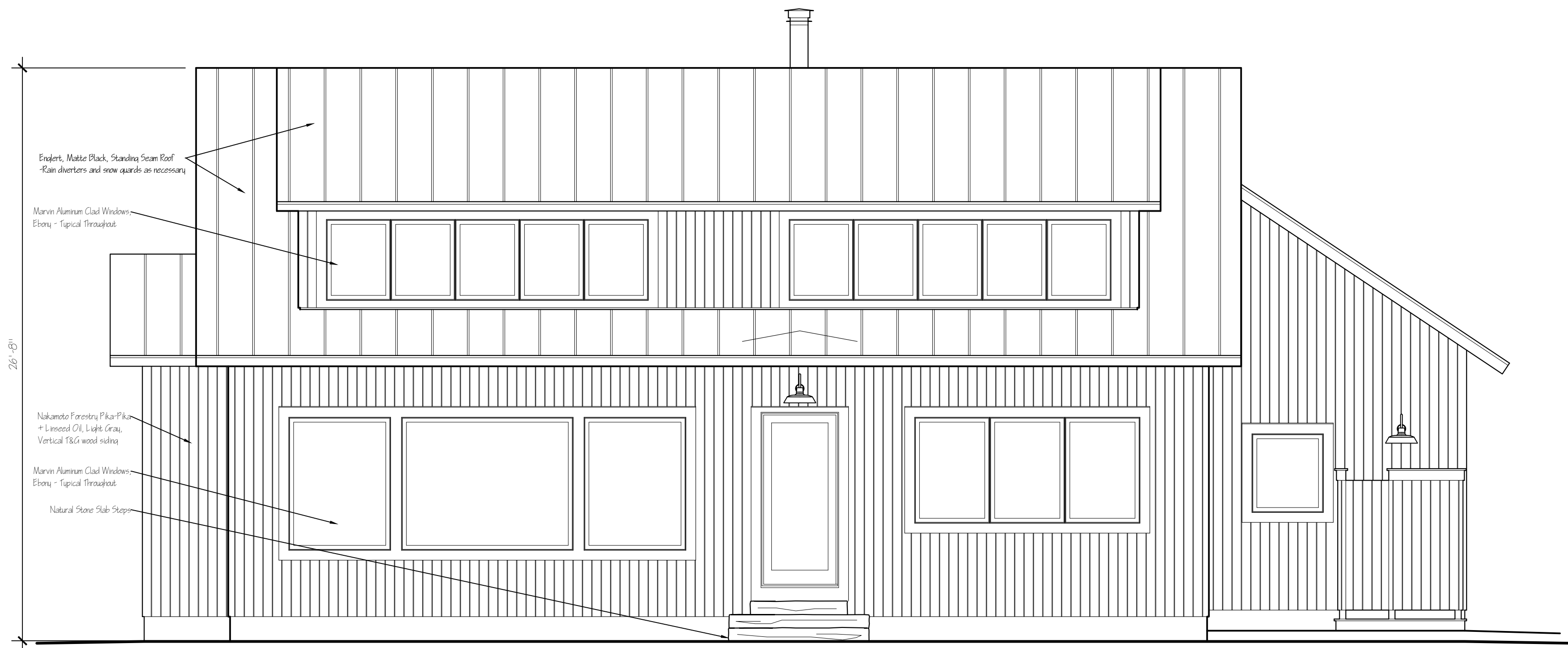
A-2.2

Not For
Construction



2 Existing South Elevation

Scale: 1/8" = 1'-0"



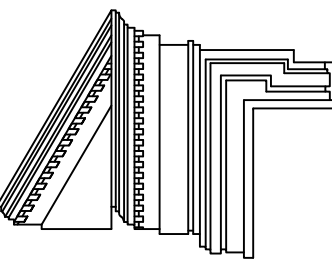
1 South Elevation

Scale: 1/4" = 1'-0"

Revisions:

Drawn By: RRG/PRK
Date: 30 JAN 2024

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South Elevation

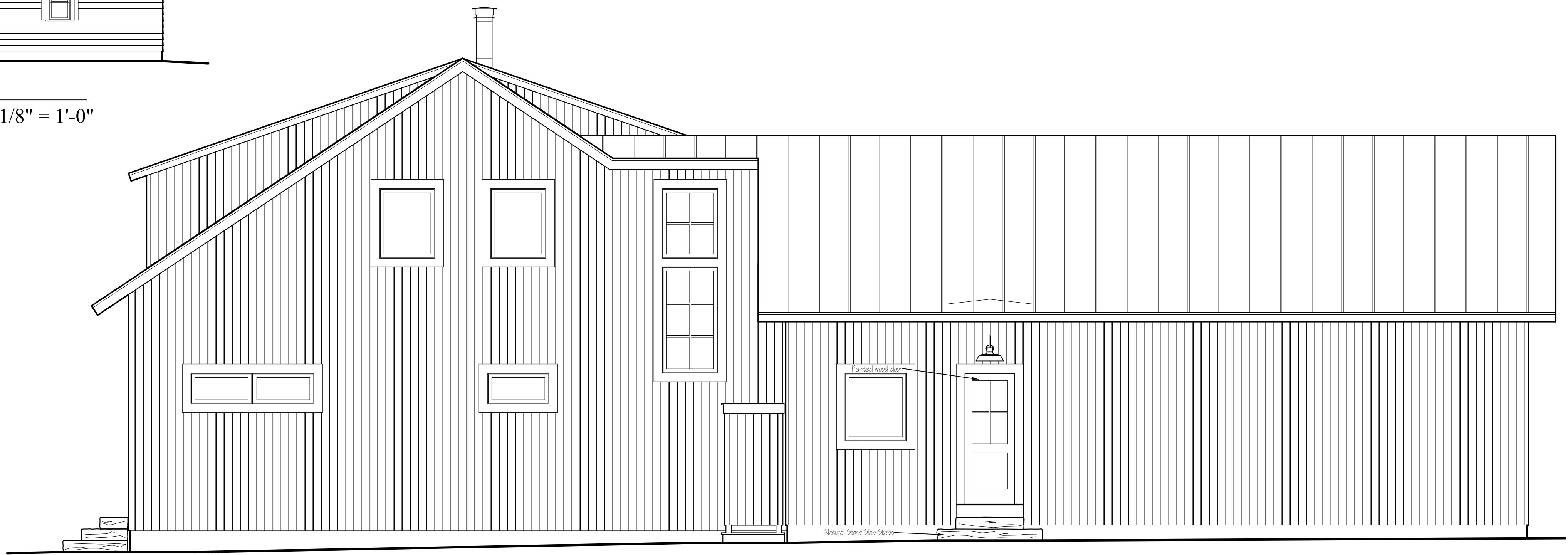
A-2.3

Not For
Construction



2 Existing East Elevation

Scale: 1/8" = 1'-0"



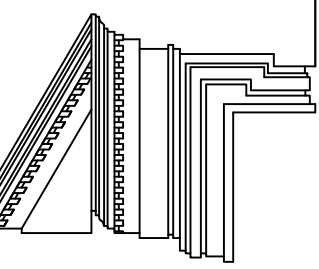
1 East Elevation

Scale: 1/4" = 1'-0"

Revisions:

Drawn By: RRG/PRK
Date: 30 JAN 2024

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East Elevation

A-2.4

Not For
Construction



DESIGNER: GENERATION LIGHTING

Fredricksburg Large One Light Outdoor Wall Lantern

GENERATION LIGHTING | [VIEW THE FREDRICKSBURG SERIES](#)

Retail

~~\$188.98~~

Sale

\$143.98

8647701EN3-44

Specifications in cm

Width: 13.25"

Height: 15.875"

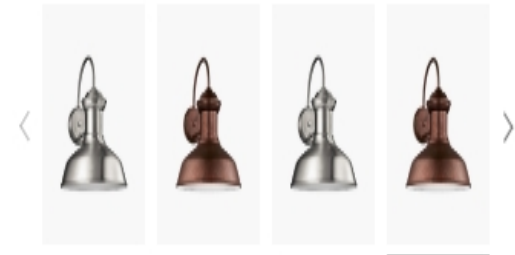
Backplate: D:4.75" DP:1.125" OB UP:7.5" OB DOWN:8.5" Round

Socket: 1 - Medium - A19

Rating: Wet Rated

ENERGY STAR COMPLIANT

Option:



Finish *

Black



Lamp Type *

Choose an Option...



Retail

Sale



DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Requires magnetic low voltage dimmer.

**Please see *Adjust-e-Lume* photometry to determine desired intensity.

CATALOG NUMBER LOGIC

Example: PM - 18 - LED - e66 - SP - A9 - BLW - 12 - 11 - C

MATERIAL

Aluminum

SERIES

PM - Pendant

PROJECTION

18" (Standard), 24", 30", 36", 42", or 48" height

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e64 - 7W LED/2700K e79 - 7W LED/2700K 90CRI

e65 - 7W LED/3000K e80 - 7W LED/3000K 90CRI

e66 - 7W LED/4000K e81 - 7W LED/3500K 80CRI

e74 - 7W LED/Amber

OPTICS

NSP - Narrow Spot (13°) MFL - Medium Flood (23°)

SP - Spot (16°) WFL - Wide Flood (31°)

ADJUST-E-LUME OUTPUT INTENSITY**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

(Also available in RAL Finishes. See submittal SUB-1439-00)

RAL Finishes (Also available, see submittal SUB-1439-00)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

C - Flush

D - 45° Less Weephole

E - 90° Less Weephole

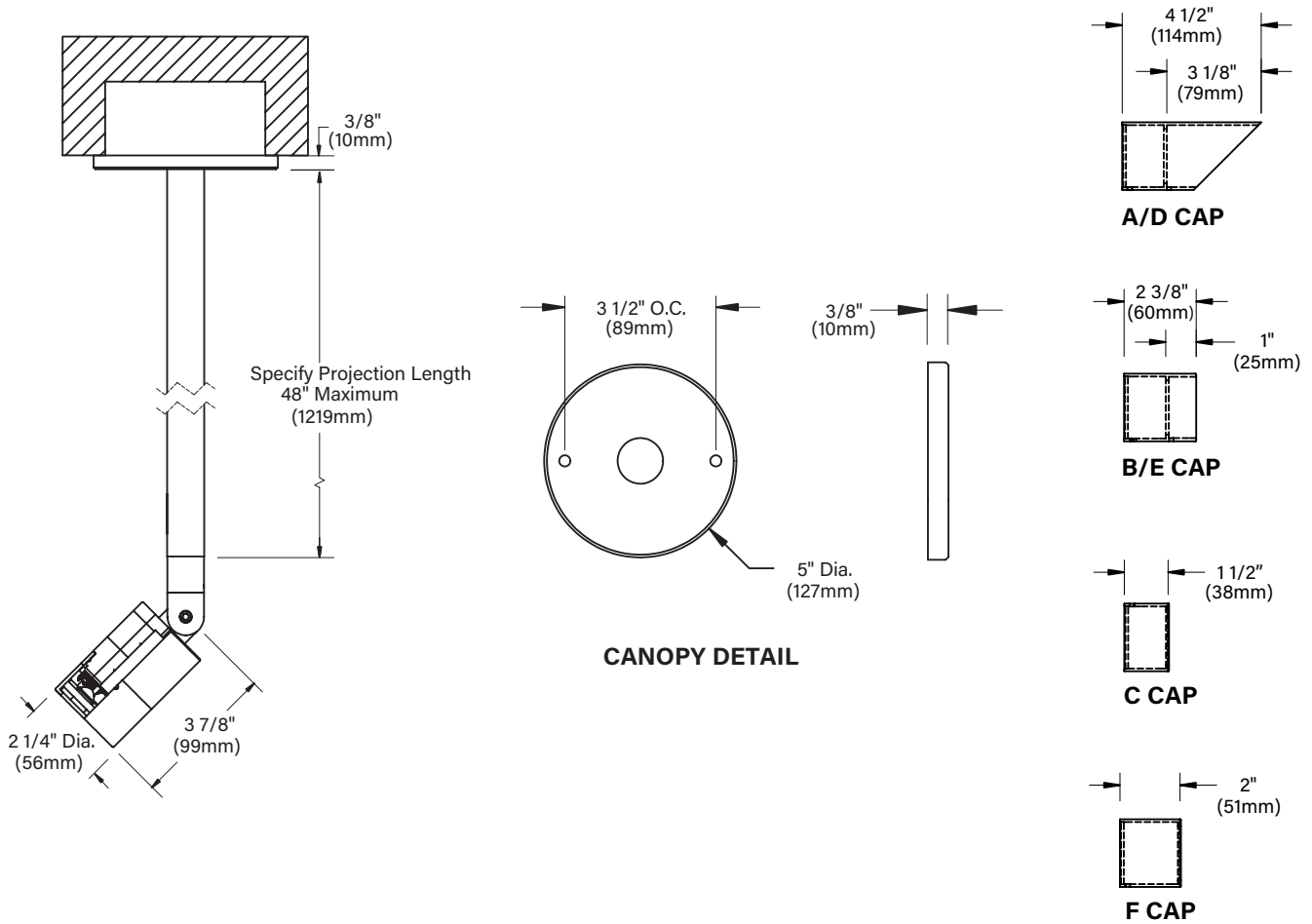
MOD OPTIONS

5 - 5 Ft Leads

25 - 25 Ft Leads

B-K Lighting strap required for downlight mount in tree.

DATE:	PROJECT:	TYPE:
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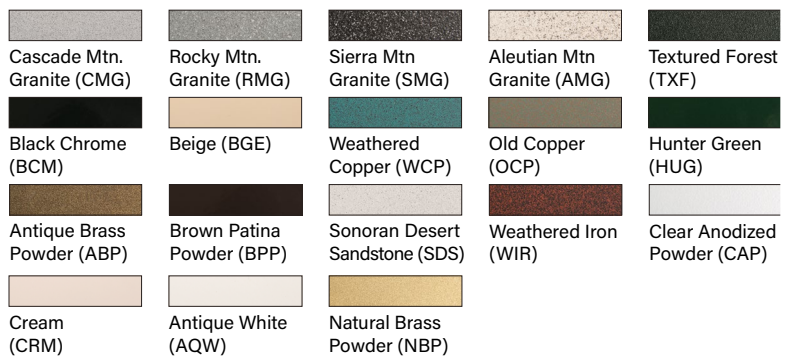


STANDARD FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES



B-K LIGHTING

MADE IN THE USA

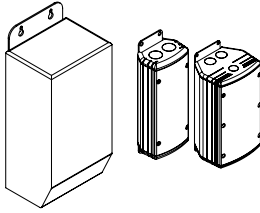
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12/06/2022 SKU-1036
SUB-2365-00

DATE:	PROJECT:	TYPE:
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Accessories (Configure separately)



TR Series

UPMRM

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W LED
	ADJUST-E-LUME	Integral electronics allow for dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed. Specify factory preset output intensity.
	WIRING	Teflon® coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6), brass (360) or stainless steel (304).
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.
	KNUCKLE	LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting. Optional 360SL provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	STEM	Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). LED technology provides long life, significant energy reduction and exceptional thermal management.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable, color-coded OPTIKIT™ modules permit field changes to optical distribution.
	INSTALLATION	5" dia., machined canopy permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK aiming screw and canopy mounting screws are black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.



RoHS



B-K LIGHTING

MADE IN THE USA

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12/06/2022 SKU-1036
SUB-2365-00

LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE:	PROJECT:	TYPE:
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DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA				L70 DATA		OPTICAL DATA			
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀)		Angle	CBCP	Delivered Lumens	Multiplier
e64	2700K	80	7	50,000		13°	5993	456	0.87
	2700K	80	7	50,000		16°	4546	445	0.87
	2700K	80	7	50,000		23°	1726	397	0.87
	2700K	80	7	50,000		31°	1131	399	0.87
e65	3000K	80	7	50,000		13°	6131	466	0.89
	3000K	80	7	50,000		16°	4650	455	0.89
	3000K	80	7	50,000		23	1766	406	0.89
	3000K	80	7	50,000		31°	1157	409	0.89
e66	4000K	80	7	50,000		13°	6889	524	
	4000K	80	7	50,000		16°	5225	511	
	4000K	80	7	50,000		23°	1984	456	
	4000K	80	7	50,000		31°	1300	459	
e74	Amber	80	7	50,000		13°	3,927	299	0.57
	Amber	80	7	50,000		16°	2,978	291	0.57
	Amber	80	7	50,000		23°	1,131	260	0.57
	Amber	80	7	50,000		31°	741	262	0.57

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

B-K LIGHTING

MADE IN THE USA

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DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Brass only available with style 'E'

**Designed for use with 12 VAC. transformer.
Requires magnetic low voltage dimmer.

***Please see Adjust-e-Lume photometry to
determine desired intensity.

****105-300 VAC. 50/60 Hz. non-dimming.

*****Available on style 'G' only. Requires vector
based graphics file by others.

CATALOG NUMBER LOGIC

Example: GL - LED - e65 - A7 - BZP - G-6 - 6 - PP12 - TRe20 - ART

MATERIAL

(Blank) - Aluminum B - Brass*

SERIES

GL - Glow Star

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e64 - 7W LED/2700K e79 - 7W LED/2700K 90CRI
e65 - 7W LED/3000K e80 - 7W LED/3000K 90CRI
e66 - 7W LED/4000K e81 - 7W LED/3500K 80CRI
e74 - 7W LED/Amber

ADJUST-E-LUME OUTPUT INTENSITY**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

STYLE

E*

K, L

J, N1, P1, R1

G-4, G-6, G-9 (Specify graphic panel height: 4", 6", 9")

BASE HEIGHT

2" - with 1/2" Female Pipe Thread Base (Standard)

6", 12", 18", 24" - with Anchor Base

12"

MOUNTING OPTIONS

For 2" Base Models

PP12B - 12" Power Pipe Stake with 'B' Cap

PP18B - 18" Power Pipe Stake with 'B' Cap

For 6", 12", 18", 24" Base Models

PP12 - 12" Power Pipe Stake

PP18 - 18" Power Pipe Stake

TRe20 - TRe20 Electronic Transformer (For use with LED fixtures)***

SF - Stability Flange (For use with Power Pipe)

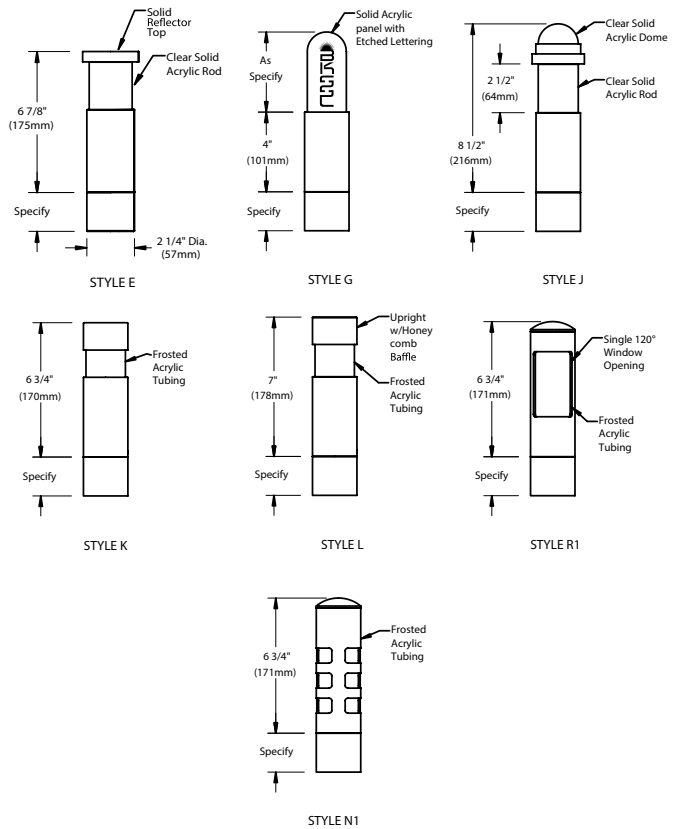
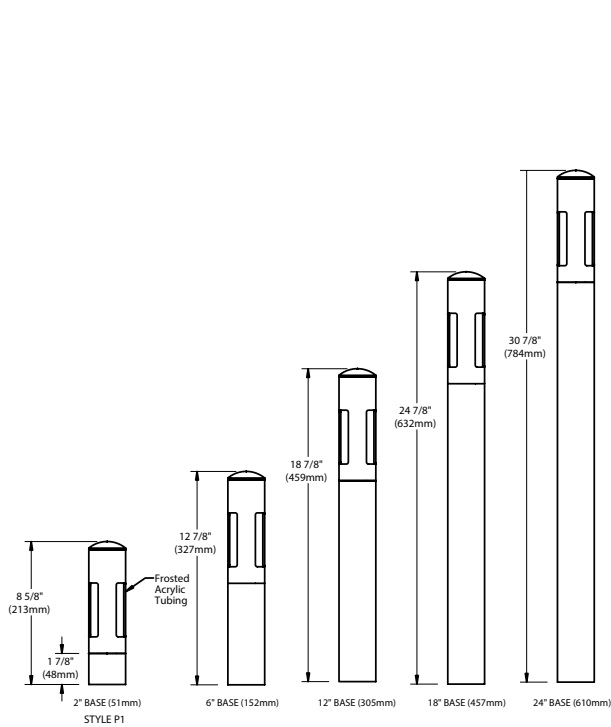
OPTIONS

ART - Laser Engraved Graphics****

DATE:

PROJECT:

TYPE:



STANDARD FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

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04/19/2023 SKU-755
SUB000941

DATE:	PROJECT:	TYPE:
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Accessories (Configure separately)

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W LED
	ADJUST-E-LUME	Integral electronics allow for dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed. Specify factory preset output intensity.
	WIRING	Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.
	TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers. Also available with optional integral, TRe20 electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.
PHYSICAL	STYLE	Fully machined housing styles provide wide assortment of visual effects.
	MATERIALS	Furnished in copper-free aluminum (6061-T6). Style E is also available in brass (360).
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal.
	LED	Integrated solid state system and modular design with electrical disconnects allows for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	INSTALLATION	2" base features 1/2" female pipe thread for mounting (hardware by others). 6-24" bases feature machined anchor base with 7/8" dia. slip conduit hole and three (3) 3/16" dia. anchor bolt holes (hardware by others). Available in standard increments to facilitate fixture elevation above grade. Optional 12" or 18" Power Pipe for direct burial into soil or concrete, which additionally features optional 6" diameter, molded stability flange to simplify installation and projects into substrate to reinforce housing stability.
	HARDWARE	Tamper-resistant, stainless steel hardware.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.



RoHS



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04/19/2023 SKU-755
SUB000941

LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE:	PROJECT:	TYPE:
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DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-10°F-130°F (-12°C-54°C)

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
e64	2700K	80	7
e65	3000K	80	7
e66	4000K	80	7
e74	Amber (590nm)	~	7

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀)
50,000
50,000
50,000
50,000

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JOB NAME _____

Type _____

CATALOG NUMBER _____

Steplites

L500 SERIES

SPECIFICATIONS

Construction

- Housing is 16 gauge stainless steel • Face-plate is 3/16" satin finished stainless steel passivated for maximum rust resistance
- Fixtures are furnished with stainless steel socket head tamperproof screws • Diffuser is frosted tempered glass set in silicone sealant
- cETLus listed for wet locations in any wall construction • All models suitable for concrete pour.

Electrical

- Fixture is wired with high high output LEDs are available in a variety of colors • Integral driver is standard universal voltage; optional 0-10v dimming driver available • Housing provided with 1/2" conduit knockout on each side suitable for 4 wire thru-wiring, 2 in and 2 out.

Mounting

Housing has flange with holes for mounting.

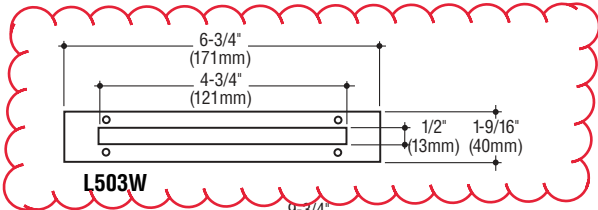
How to Specify

1. Select catalog number with desired features.
2. Add suffixes for options required to meet job conditions.

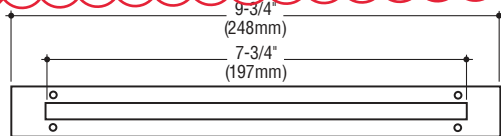
COLE
Lighting

C.W. Cole & Company, Inc.
2560 Rosemead Boulevard
South El Monte, CA 91733-1593

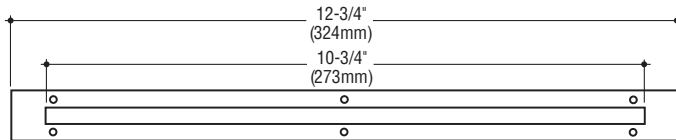
Tel. (626) 443-2473
Fax (626) 443-9253
info@colelighting.com
www.colelighting.com



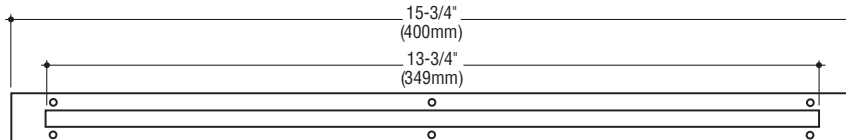
L503W



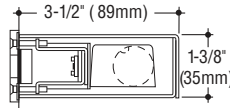
L506W



L509W



L512W



Housing widths:

L503W = 6-3/32" (155mm)

L506W = 9-3/32" (231mm)

L509W = 12-3/32" (307mm)

L512W = 15-3/32" (383mm)

Catalog Number

Lamp

LED 1.5W, (126 lm @ 3000°K)

LED 3.0W, (252 lm @ 3000°K)

LED 4.5W, (377 lm @ 3000°K)

LED 6.0W, (503 lm @ 3000°K)

☐ **L503W**

☐ **L506W**

☐ **L509W**

☐ **L512W**

Lumens shown are source.

Photometric data available for Steplites can be downloaded at: <https://www.colelighting.com/photometrics>

Options

Bronze faceplate: Satin finished, clear coated.

Add suffix ☐ **-B.**

Opal glass diffuser: Tempered. Add suffix ☐ **-OPL.**

LED colors:

4000°K (L503, 146 lm), (L506, 292 lm), (L509, 438 lm), (L512, 584 lm). Add suffix ☐ **-4K.**

Amber. Add suffix ☐ **-AMB.**

Blue. Add suffix ☐ **-BLU.**

Dimming: 0-10V dimming driver Universal Voltage.

Add suffix ☐ **-DIM.**

Emergency battery (4 Watt): Provides up to 90 minutes operation. Add suffix ☐ **-EM.**

How to Specify

1. Select catalog number with desired features.

2. Add suffixes for options required to meet job conditions.



Englert - Matte Black standing seam roof. Picture is likeness only.



Pika-Pika - Linseed Oil Light Gray

Exterior



