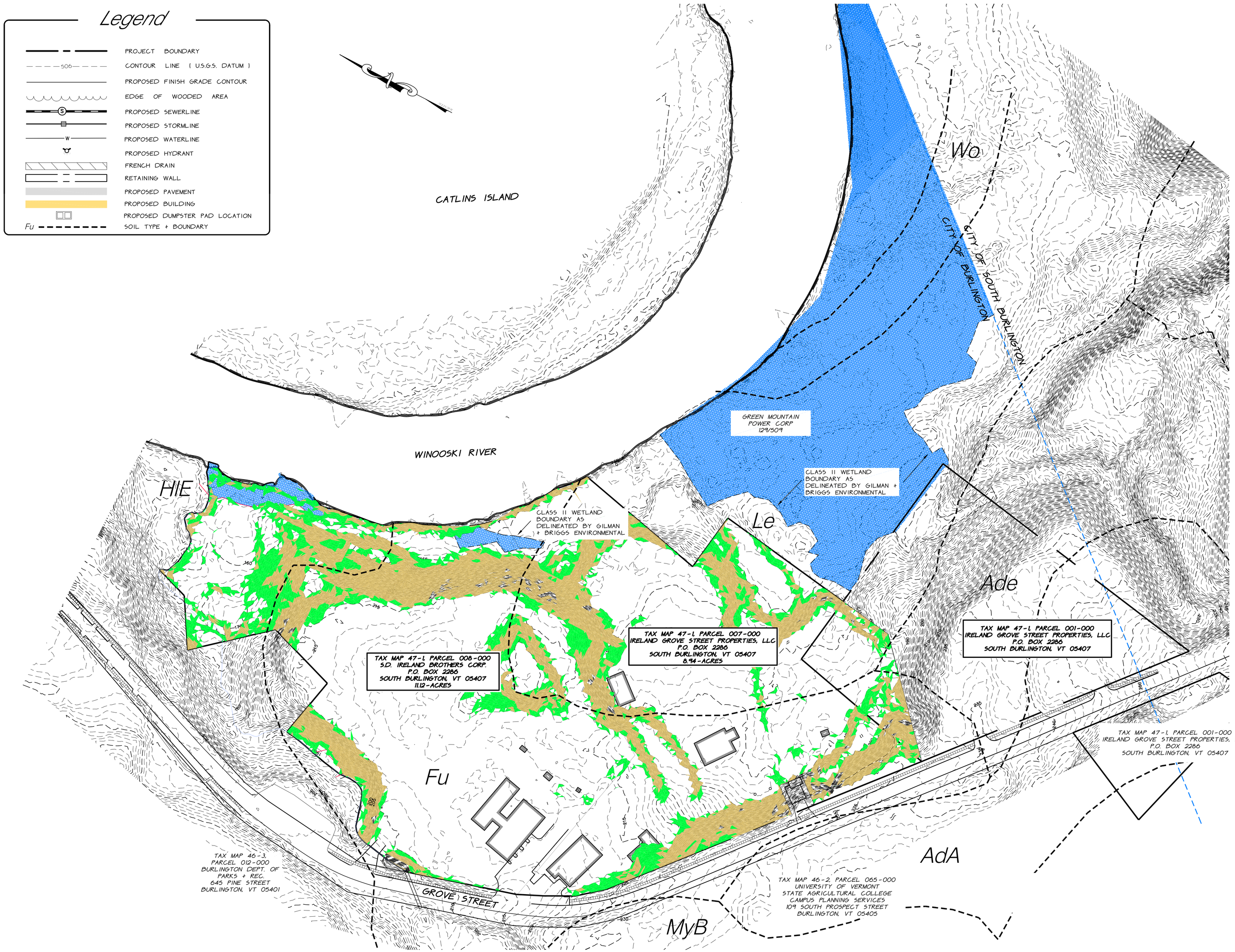
Legend

- PROJECT BOUNDARY
- 506 CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- S PROPOSED SEWERLINE
- PROPOSED STORMLINE
- W PROPOSED WATERLINE
- PROPOSED HYDRANT
- FRENCH DRAIN
- RETAINING WALL
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED DUMPSTER PAD LOCATION
- Fu SOIL TYPE + BOUNDARY



Zoning Information

ZONING DISTRICT: RESIDENTIAL - LOW DENSITY

DIMENSIONAL REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM ROAD FRONTAGE	60'	1,250'
MINIMUM LOT SIZE	10,000 S.F.	1,376,576 SF
MAXIMUM DENSITY	7 UNITS/AC.	N/A
MAX. LOT COVERAGE	35%	31.2%
MINIMUM FRONT SETBACK	AVG. OF 2 ADJACENT LOTS ON BOTH SIDES	14'
MINIMUM SIDE SETBACK*	10% OF LOT WIDTH	>20'
MINIMUM REAR SETBACK**	25% OF LOT DEPTH	>75'
MINIMUM WATERFRONT SETBACK	75'	>75'

*NOT TO EXCEED 20'
**NOT TO EXCEED 75'

Buildable Area Calculation

TOTAL LOT SIZE - 20.79 ACRES (905,395 SQ. FT.)

-LESS PORTIONS OF THE PROPERTY COVERED BY STREAMS, PONDS, LAKES, WETLANDS, AND OTHER BODIES OF WATER; AND LANDS WITH A SLOPE IN EXCESS OF 30%.

- SLOPES GREATER THAN 30% - 181,984 SQ. FT.
- WETLANDS - 18,945 SQ. FT.

-THE DRB MAY UNDER CONDITIONAL USE CRITERIA ALLOW UP TO 50% OF THE MAXIMUM BUILDING DENSITY OR LOT COVERAGE TO BE CALCULATE ON LANDS WITH A SLOPE BETWEEN 15-30%.

- SLOPES BETWEEN 15% AND 30% - 108,647 SQ. FT.

TOTAL UNBUILDABLE AREA = 5.86 ACRES (255,253 SQ. FT.)
(181,984 SQ. FT. + 18,945 SQ. FT. + (108,647*50%) = 255,253 SQ. FT.)

TOTAL BUILDABLE AREA - 14.93 ACRES (650,142 SQ. FT.)
(905,395 SQ. FT. - 255,253 SQ. FT. = 650,142 SQ. FT.)

Density Calculation

BASE DENSITY: 8.75 D/U PER ACRE
8.75 D/U/ACRE X 14.93 BUILDABLE ACRES = 130.64 UNITS

RESIDENTIAL CONVERSION BONUS*: 8 D/U PER ACRE
8.00 D/U/ACRE X 14.93 BUILDABLE ACRES = 119.44 UNITS

TOTAL ALLOWABLE DENSITY = **250.08 UNITS**
(38 INCLUSIONARY UNITS + 212 MARKET RENT UNITS)

*PER SECTION 4.4.5 (D), TABLE 4.4.5-7. THE SECTION ALSO ALLOWS FOR A MAX. LOT COVERAGE OF 50%

**PER SECTION 9.19, TABLE 9.19-1 A TOTAL OF 15% OF ALL UNITS ARE REQUIRED TO BE INCLUSIONARY UNITS. THIS PARCEL WOULD THEN ALLOW FOR 38 INCLUSIONARY UNITS AND 212 MARKET RENT UNITS FOR A TOTAL OF 250 RESIDENTIAL UNITS.

Soil Information

FU - FILL LAND	12.65 ACRES
HIE - HARTLAND VERY FINE SANDY LOAM, 25 TO 60 PERCENT SLOPES	2.20 ACRES
LE - LIMERICK SILT LOAM	5.90 ACRES
ADE - ADAMS AND WINDSOR LOAMY SAND, 30 TO 60 PERCENT SLOPES	.04 ACRES
	20.79 ACRES TOTAL

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

STATE OF VERMONT — PAUL J. O'LEARY, JR. — No. 5477 — REGISTERED PROFESSIONAL ENGINEER

DATE	REVISION	BY
SURVEY OBCA		DATE 10-1-13
DESIGN OTHERS/OBCA	☐ RECORD DRAWING ☐ FINAL ■ PRELIMINARY ☐ SKETCH/CONCEPT	JOB# 2011-52
DRAWN BJB/BWC		FILE 2011-52-S9
CHECKED PJO		PLAN SHEET # S1
SCALE 1"= 100'		

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: poleary@olearyburke.com

IRELAND PROPERTY

Grove Street — Burlington, VT

EXISTING CONDITIONS PLAN

Legend

- PROJECT BOUNDARY
- 506 CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
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- PROPOSED STORMLINE
- W PROPOSED WATERLINE
- PROPOSED HYDRANT
- FRENCH DRAIN
- RETAINING WALL
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED DUMPSTER PAD LOCATION
- Fu SOIL TYPE + BOUNDARY

Parking

UNITS	249
PARKING SPACES	500
UNDERGROUND	204
ABOVEGROUND	296
HANDICAP SPACES	31
UNDERGROUND	8
ABOVEGROUND	23

A
44-UNITS
(4 FLOORS, 10 - 12 UNITS/FLOOR)
33 SPACES
FFE=191.5'

B
37-UNITS
(3 FLOORS, 12 - 13 UNITS/FLOOR)
33 SPACES
FFE=189.5'

C
33-UNIT
(3 FLOORS, 11 UNITS/FLOOR)
33 SPACES
FFE=195.0'

D
33-UNIT
(3 FLOORS, 11 UNITS/FLOOR)
33 SPACES
FFE=207.0'

E
33-UNIT
(3 FLOORS, 11 UNITS/FLOOR)
33 SPACES
FFE=227.5'

F
33-UNIT
(3 FLOORS, 11 UNITS/FLOOR)
33 SPACES
FFE=221.5'

G
9-UNIT
7 SPACES
FFE=218.5'

H
9-UNIT
7 SPACES
FFE=217.5'

I
6-UNIT
FFE=218'

J
6-UNIT
FFE=217'

K
6-UNIT
FFE=217.5'

L
COMMUNITY CENTER
FFE=218.5'

FOOTPRINT LOT

BOUNDARY LINE ADJUSTMENT
.81 ACRES
TO IRELAND GROVE STREET PROPERTIES, LLC

BOUNDARY LINE ADJUSTMENT
.08 ACRES
TO CITY OF BURLINGTON

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

STATE OF VERMONT
PAUL J. O'LEARY, JR.
No. 5477
REGISTERED PROFESSIONAL ENGINEER

DATE	REVISION	BY
SURVEY DBCA	☐ RECORD DRAWING ■ PRELIMINARY	DATE 10-1-13
DESIGN DTHERS/DBCA	☐ FINAL ☐ SKETCH/CONCEPT	JOB # 2011-52
DRAWN BJB/BWC		FILE 2011-52-S9
CHECKED PJO		PLAN SHEET # S2
SCALE 1"=40'		

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IRELAND PROPERTY
Grove Street — Burlington, VT.

SITE PLAN

Legend

- PROJECT BOUNDARY
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
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- PROPOSED STORMLINE
- PROPOSED WATERLINE
- PROPOSED HYDRANT
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- RETAINING WALL
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED DUMPSTER PAD LOCATION
- Fu SOIL TYPE + BOUNDARY

Service Pipe	42-33 Units	6-9 Units
SDR35 PVC Sewer Service	6 inch	6 inch
C900 PVC Water Service	8 inch	6 inch

Sewer Infrastructure

Existing SMH #1 Rim = 209.4'
8" In = 203.9'

Existing SMH #2 Rim = 220.1'
8" Out = 214.9'

SMH #1 Rim = 213.5'
8" In (Grove St) = 204.75'
8" In (Development) = 204.75'
8" Out = 204.5'

SMH #2 Rim = 216.1'
8" Out = 206.3'
8" In = 206.5'
4" FM In = 206.5'
6" Service In = 206.5'

SMH #3 Rim = 218.5'
8" Out = 209.0'
8" In = 209.2'
6" Service In = 209.2'

SMH #4 Rim = 220.0'
8" Out = 211.0'
6" Service In = 211.2'

SMH #5 Rim = 190.1'
8" Out = 180.1'
6" Service In = 179.9'

SMH #6 Rim = 192.3'
8" In = 178.7'
8" In = 178.7'
8" Out = 178.5'

SMH #7 Rim = 189.0'
8" Out = 180.0'
6" Service In = 180.2'
6" Service In = 180.2'

Stormwater Infrastructure

Yard Drain #1 Rim = 183.5'
12" Out = 178.5'

Yard Drain #2 Rim = 187.5'
12" In = 176.8'
15" Out = 176.8'

Yard Drain #3 Rim = 179.2'
12" In = 174.2'
12" In = 174.2'
12" Out = 174.2'

Yard Drain #4 Rim = 182.5'
12" Out = 177.5'

Yard Drain #5 Rim = 188.5'
12" Out = 183.0'

Yard Drain #6 Rim = 193.5'
12" Out = 188.0'
12" Out = 188.0'

Yard Drain #7 Rim = 193.5'
12" Out = 188.5'

Yard Drain #8 Rim = 197.5'
4" UD = 193.5'
12" Out = 190.3'

Yard Drain #9 Rim = 214.5'
12" Out = 211.5'

Yard Drain #10 Rim = 215.0'
12" Out = 209.0'

Yard Drain #11 Rim = 214.0'
12" Out = 208.0'

Yard Drain #12 Rim = 216.0'
12" In = 210.5'
12" Out = 210.5'

Yard Drain #13 Rim = 215.5'
4" UD = 211.5'
12" Out = 211.5'

Yard Drain #14 Rim = 215'
12" Out = 209.0'

CB #1 Rim = 183.5'
4" UD = 179.5'
15" In = 175.4'
15" In = 175.4'
18" In = 178.0'
18" Out = 175.4'

CB #2 Rim = 180.8'
12" In = 177.8'
12" Out = 177.8'

CB #3 Rim = 179.2'
12" In = 176.1'
15" Out = 176.1'

CB #4 Rim = 179.2'
12" In = 176.2'
12" Out = 176.2'

CB #7 Rim = 194.5'
4" UD = 190.5'
15" In = 189.3'
15" In = 189.3'
18" In = 189.3'
18" Out = 189.3'

CB #8 Rim = 197.5'
4" UD = 193.5'
15" In = 191.0'
15" Out = 191.0'

CB #9 Rim = 197.7'
12" In = 190.7'
15" Out = 190.7'

CB #10 Rim = 194.5'
4" UD = 190.5'
15" Out = 189.5'

CB #11 Rim = 210.5'
4" UD = 206.5'
12" In = 201.1'
18" In = 201.1'
18" Out = 201.1'

CB #12 Rim = 210.5'
4" UD = 206.5'
12" In = 201.4'
12" Out = 201.4'

CB #13 Rim = 207.4'
4" UD In = 203.4'
12" In = 201.8'
12" Out = 201.8'

CB #14 Rim = 206.4'
12" Out = 202.4'

CB #15 Rim = 215.2'
4" UD = 211.2
12" In = 208.9'
15" In = 208.9'
15" In = 203.3'
18" Out = 203.3'

CB #16 Rim = 215.4'
4" UD = 211.4'
12" Out = 208.7'

CB #17 Rim = 214.9'
4" UD = 210.9'
12" In = 210.2'
12" Out = 210.2'

CB #18 Rim = 214.7'
4" UD = 210.7'
12" Out = 210.7'

CB #19 Rim = 215.2'
4" UD = 211.2'
15" In = 203.55'
15" Out = 203.55'

CB #20 Rim = 211.0'
12" In = 205.9'
12" In = 205.9'
12" Out = 205.9'

CB #21 Rim = 209.5'
12" In = 206.5'
12" Out = 206.5'

CB #22 Rim = 211.0'
12" In = 207.0'
12" Out = 207.0'

Storm #1 Rim = 187.1'
15" In = 175.9'
15" Out = 175.9'

Storm #2 Rim = 218.2'
12" In = 209.55'
12" In = 209.55'
15" Out = 209.55'

Storm #3 Rim = 215.2'
4" UD = 211.2'
12" In = 211.2'
12" Out = 211.2'

Storm #4 Rim = 218.1'
4" UD = 214.1'
15" In = 205.3'
12" In = 205.3'
15" Out = 205.3'

Storm #5 Rim = 216.0'
12" In = 206.3'
12" In = 209.5''
15" Out = 206.3'

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PAUL J. O'LEARY JR. No. 5477 REGISTERED PROFESSIONAL ENGINEER STATE OF VERMONT

DATE	REVISION	BY
SURVEY OBCA	☐ RECORD DRAWING ■ PRELIMINARY	DATE 10-1-13
DESIGN OTHERS/OBCA	☐ FINAL ☐ SKETCH/CONCEPT	JOB# 2011-52
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CHECKED PJO		PLAN SHEET # S3
SCALE 1"=40'		

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IRELAND PROPERTY
Grove Street — Burlington, VT

UTILITY PLAN

Legend

- PROJECT BOUNDARY
- 506 — CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- S — PROPOSED SEWERLINE
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- FRENCH DRAIN
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- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED DUMPSTER PAD LOCATION
- Fu — SOIL TYPE + BOUNDARY

A
44-UNITS
(4 FLOORS, 10 - 11 UNITS/FLOOR)
33 SPACES
FFE=191.5'

B
37-UNITS
(3 FLOORS, 12 - 13 UNITS/FLOOR)
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C
33-UNIT
(3 FLOORS, 11 UNITS/FLOOR)
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33-UNIT
(3 FLOORS, 11 UNITS/FLOOR)
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G
9-UNIT
7 SPACES
FFE=218.5'

H
9-UNIT
7 SPACES
FFE=217.5'

I
6-UNIT
FFE=218'

J
6-UNIT
FFE=217'

K
6-UNIT
FFE=217.5'

L
COMMUNITY
CENTER
FFE=218.5'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

STATE OF VERMONT — PAUL J. O'LEARY JR. — No. 5477 — REGISTERED PROFESSIONAL ENGINEER

DATE	REVISION	BY
SURVEY OBCA	☐ RECORD DRAWING ■ PRELIMINARY ☐ FINAL ☐ SKETCH/CONCEPT	DATE 10-1-13
DESIGN OTHERS/OBCA		JOB # 2011-52
DRAWN BJB/BWC		FILE 2011-52-S9
CHECKED PJO		PLAN SHEET # S4
SCALE 1"=40'		

O'LEARY-BURKE
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IRELAND PROPERTY

Grove Street — Burlington, VT

GRADING PLAN