



**PLANNING AND ZONING PERMIT
APPLICATION SUBMISSION**

CIVIL DRAWINGS - LAMOUREUX & DICKINSON

- C1 SITE PLAN
- C2 EXISTING CONDITIONS & DEMOLITION PLAN
- C3 UTILITY & GRADING PLAN NORTH
- C4 UTILITY & GRADING PLAN SOUTH
- C5 EROSION PREVENTION & SEDIMENT CONTROL PLAN
- C6 LANDSCAPING PLAN
- C7 DRIVE, PARKING, & SIDEWALK DETAILS & SPECIFICATIONS
- C8 WATER, STORM, & SEWER DETAILS & SPECIFICATIONS
- C9 STORMWATER & EPSC DETAILS
- FL PROPERTY PLAT

ARCHITECTURAL DRAWINGS - GARDNER KILCOYNE

- A0 COVER SHEET
- A1 LOWER LEVEL PLAN
- A2 LEVEL 1 PLAN
- A3 PROPERTY LINE DIAGRAMS
- A4 BUILDING HEIGHT DIAGRAMS
- A5 ELEVATIONS WITH MATERIAL KEYS
- A6 WALL ASSEMBLIES / 3D IMAGES
- A7 EXTERIOR WINDOWS, DOORS, AND CURTAIN WALL
- A8 SHADOW STUDIES
- A9 SITE SECTIONS
- L1 ELEVATION (St Paul Street)
- L2 ELEVATIONS (Maple St, Brown's Court, King St)
- L3 ELEVATIONS (Brown's Court)

ELECTRICAL DRAWINGS - PEARSON & ASSOCIATES

- E2.0s LOWER LEVEL SOUTH LIGHTING PLAN
- E2.0ph LOWER LEVEL PHOTOMETRIC DIAGRAM
- E2.1N LEVEL 1 NORTH LIGHTING PLAN
- E2.1ph LEVEL 1 PHOTOMETRIC DIAGRAM

UNIT & BED COUNT

	LOWER LEVEL	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL UNITS	TOTAL BEDS
1 BEDROOM	-	1	4	4	4	4	-	17	17
2 BEDROOM	-	4	9	9	9	5	-	36	72
3 BEDROOM	-	5	8	8	8	4	-	33	99
4 BEDROOM	-	2	4	4	4	3	-	17	68
4 BEDROOM LOFT	-	-	-	-	-	12	-	12	48
TOTAL UNITS	-	12	25	25	25	28	-	115	
TOTAL BEDS	-	32	62	62	62	86	-		304

FAR CALCULATION

TOTAL GROSS BUILDING AREA: 106,015 SF 106,015 / 43,560 = 4.21 FAR
TOTAL GROSS LOT AREA: 1.0 ACRE

LOT COVERAGE CALCULATION

TOTAL LOT COVERAGE = 38,243sf OR 88%
THIS INCLUDES THE BUILDING, SIDEWALK, PAVEMENT, BROWN'S COURT, UTILITY VAULT, AND RETAINING WALL.

PARKING COUNT

SOUTH (LOWER) PARKING LOT - 42 SPACES
NORTH (UPPER) PARKING LOT - 25 SPACES
TOTAL: 67 SPACES, INCLUDING 4 ADA

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A0

PROJECT TEAM

**DEVELOPER and
CONSTRUCTION MANAGER**

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Bob Miller

ARCHITECT

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ELECTRICAL ENGINEERS**

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802-253-9607
Alan Gould

CIVIL ENGINEER

Lamoureux & Dickinson Engineering
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802-878-4450
Andy Rowe

**STRUCTURAL
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4398 Route 22 • P0 Box 40
Plattsburgh, NY 12901
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FIRE PROTECTION CONSULTANT

RN Culver Consulting, Inc.
142 Sand Hill Road
Essex Junction, VT 05452
Ph: 802-878-8240
Dick Culver



EAGLE'S LANDING APARTMENTS

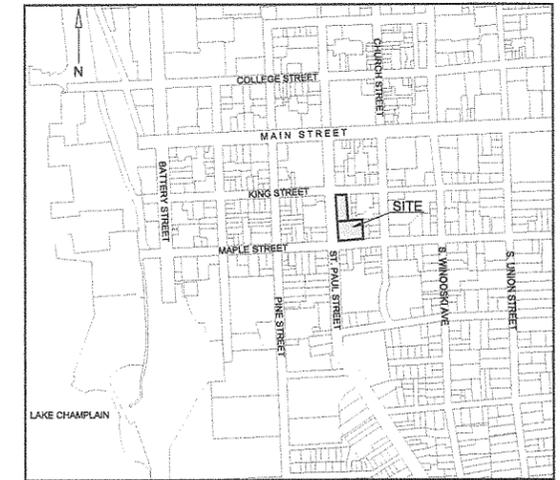
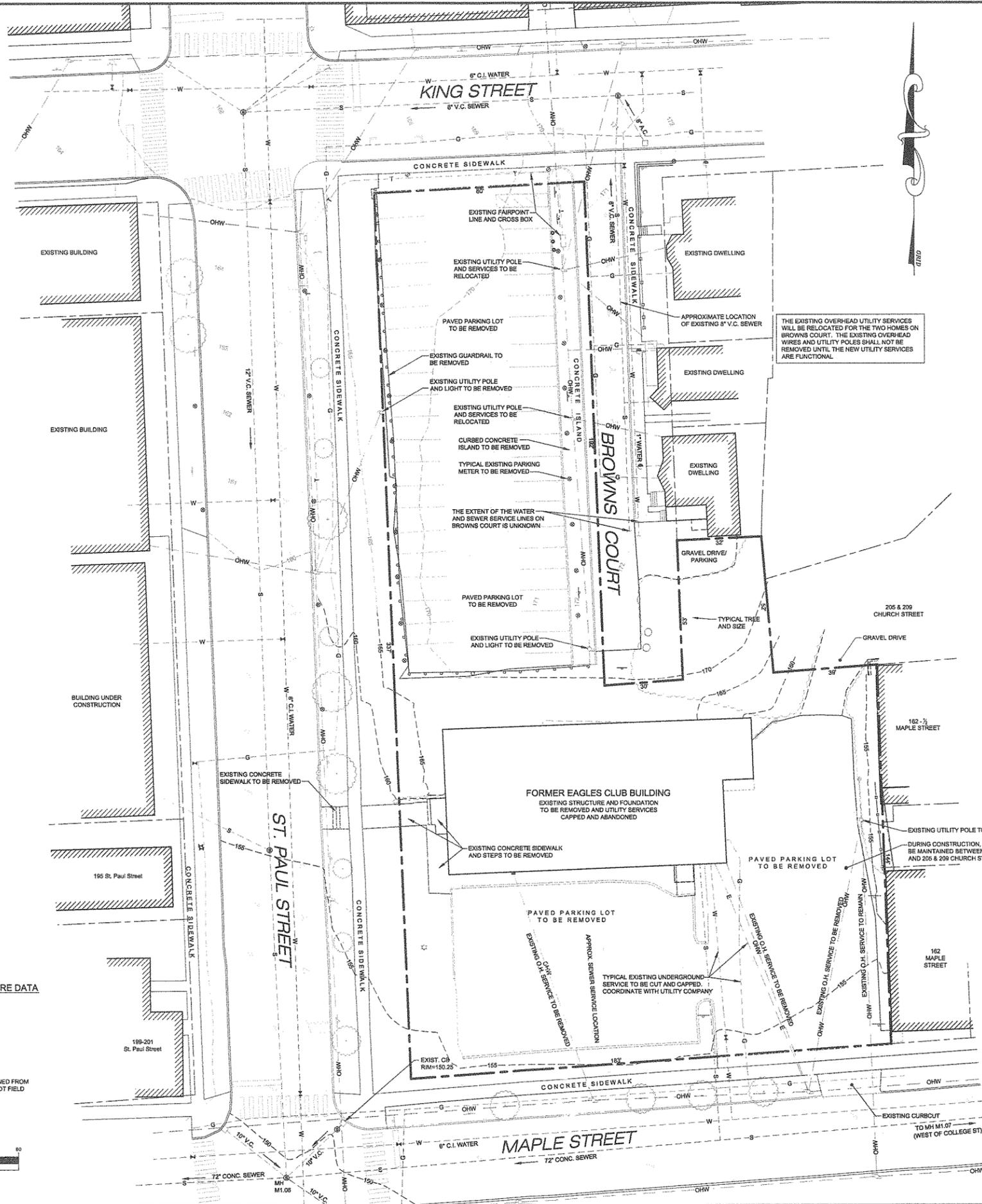
ST. PAUL STREET, BURLINGTON, VERMONT

COVER SHEET

SUBMITTED 12/31/2013



THE CONTRACTOR SHALL NOTIFY DIG SAFE@ AT 811 PRIOR TO ANY EXCAVATION.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

PROJECT AREA = 0.988 ACRE
EAGLES CLUB PARCEL = 0.604 ACRE
CITY PARKING LOT = 0.140 ACRE
CITY BROWNS COURT = 0.244 ACRE



DEC 31 2013

DEPARTMENT OF
LEGISLATION & ZONING

	PROJECT PROPERTY LINE
	ABUTTING PROPERTY LINE
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING GUARDRAIL
	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER LINE AND GATE VALVE
	EXISTING SEWER LINE AND MANHOLE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING PARKING METER
	EXISTING SIGN
	EXISTING PAVEMENT AND CONCRETE TO BE REMOVED

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF THE EXISTING SURFACES, STRUCTURES, AND UTILITIES WITH THE OWNER, UTILITY COMPANIES, AND THE CITY OF BURLINGTON.
2. THE RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED IN COORDINATION WITH THE UTILITY COMPANY AND OWNER, WITH WORK IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS FOR CONSTRUCTION.
3. EXISTING FOUNDATIONS AND STRUCTURES, NOT SHOWN ON THIS PLAN, MAY EXIST BELOW GRADE ON THE SITE. IF ENCOUNTERED, THEY SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND STRUCTURAL ENGINEER. AT A MINIMUM, EXISTING FOUNDATIONS AND STRUCTURES SHALL BE REMOVED TO A DEPTH OF AT LEAST 2 FEET BELOW THE BOTTOM OF THE SUBGRADE OR ANY TRENCH BEDDING.
3. WHERE REQUIRED, EXISTING UTILITY SERVICE AND ACCESS SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND PROVISION OF TEMPORARY UTILITY SERVICES AND ACCESS AS REQUIRED. PAYMENT FOR THIS WORK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
4. EXISTING STRUCTURES, PAVEMENT, SURFACES, AND UTILITIES SHALL BE REMOVED WHERE INDICATED ON THE PLANS, AND AS NECESSARY TO CONSTRUCT AND COMPLETE THE IMPROVEMENTS SHOWN ON THE PLANS. THE EXCAVATION, REMOVAL, AND DISPOSAL OF MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, RULES, REGULATIONS, AND PROTOCOLS. THE WORK SHALL INCLUDE THE EXCAVATION, DISPOSAL, BORROW, AND PLACEMENT OF SUITABLE MATERIAL IN CONFORMANCE WITH THE LINES, GRADES, AND TYPICALS SHOWN ON THE PLANS.

UTILITY CONSTRUCTION NOTES:

1. THE LOCATIONS AND PIPE MATERIAL OF THE WATER AND SEWER SERVICES AND MAINS ARE BASED UPON RECORD INFORMATION PROVIDED BY THE PUBLIC WORKS DEPARTMENT AND FIELD OBSERVATIONS. THE ACTUAL LOCATION OF THE EXISTING MAINS AND SERVICES MAY VARY FROM THAT SHOWN ON THIS PLAN.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PERFORM EXPLORATORY TEST PITS TO VERIFY THE HORIZONTAL LOCATION AND ELEVATION OF THE WATER AND SEWER SERVICES TO THE FORMER EAGLES CLUB BUILDING. TIES FOR, AND THE ELEVATION OF, EACH SERVICE SHALL BE REPORTED TO THE ENGINEER.
3. ALL UTILITY WORK SHALL BE PERFORMED IN A MANNER THAT MINIMIZES INTERRUPTIONS IN SERVICE TO OTHER ADJACENT USERS.
4. WHERE TEMPORARY INTERRUPTIONS IN UTILITY SERVICES ARE REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS AND SHALL PROVIDE WRITTEN NOTICE TO AFFECTED USERS IN ACCORDANCE WITH THE DEPARTMENT REQUIREMENTS.

CITY RIGHT OF WAY REQUIREMENTS:

1. AUTHORIZATION FROM THE DEPARTMENT OF PUBLIC WORKS SHALL BE OBTAINED PRIOR TO PERFORMING ANY WORK WITHIN THE CITY'S RIGHT OF WAY ALONG BROWNS COURT, KING STREET, ST. PAUL STREET, AND MAPLE STREET.
2. THE SITE CONTRACTOR SHALL IMPLEMENT TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS AND THE MUTCD. WORK SHALL CONFORM WITH THE VTRANS STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE "STANDARDS" OF THE VTRANS CONSTRUCTION STANDARDS.
3. SIDEWALK CLOSURES SHALL BE APPROVED IN ADVANCE BY THE DEPARTMENT OF PUBLIC WORKS. ALTERNATE PEDESTRIAN ROUTES SHALL BE DESIGNATED AND IDENTIFIED IN ACCORDANCE WITH THE MUTCD.
4. ALL WORK AND DISTURBANCE WITHIN THE CITY RIGHT OF WAY SHALL BE LIMITED TO THAT SPECIFIC AREA APPROVED. WORK SHALL NOT EXTEND BEYOND THE APPROVED LIMITS OF DISTURBANCE.
5. UNLESS APPROVED OTHERWISE, THERE SHALL BE NO DISTURBANCE OF THE GREEN STRIP BETWEEN THE SIDEWALK AND CURB ALONG ST PAUL STREET AND MAPLE STREET. THIS SHALL INCLUDE THE EXISTING TREES IN THIS GREEN STRIP. SPECIAL CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE TREES AND TO THE SURROUNDING GRASS AREAS.
6. NO VEHICLE PARKING OR STORAGE OF MATERIALS SHALL BE ALLOWED IN THE GREEN STRIP BETWEEN THE SIDEWALK AND CURB ALONG ST PAUL STREET AND MAPLE STREET.

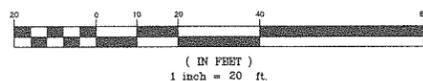
STORM STRUCTURE DATA

MH 11.07
RIM = 149.6
10" V.C. IN = 140.5 (NE)
10" V.C. IN = 143.5 (SE)
12" V.C. IN = 139.4
72" CONC. IN = 139.4
72" CONC. OUT = 137.1

MH 11.07
RIM = 158.3
72" CONC. OUT = 148.6

PIPE INVERT DATA OBTAINED FROM BURLINGTON DPW AND NOT FIELD VERIFIED BY THIS OFFICE

GRAPHIC SCALE



Date	Revision	By
These plans shall only be used for the purpose shown below:		
<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review	
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction	
<input checked="" type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing	
EAGLES LANDING APARTMENTS		Project No. 13056
ST. PAUL STREET BURLINGTON, VT		Survey JPS/MJR
EXISTING CONDITIONS & DEMOLITION PLAN		Design N/A
		Drawn ABR
		Checked DJG
		Date 12-30-13
		Scale
Lamoureux & Dickinson Consulting Engineers, Inc. 14 Morse Drive, Essex, VT 05452 802-878-4450 www.LDEngineering.com		Sheet number C2

THE CONTRACTOR SHALL NOTIFY DIG SAFE@ AT 811 PRIOR TO ANY EXCAVATION.

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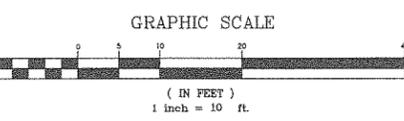
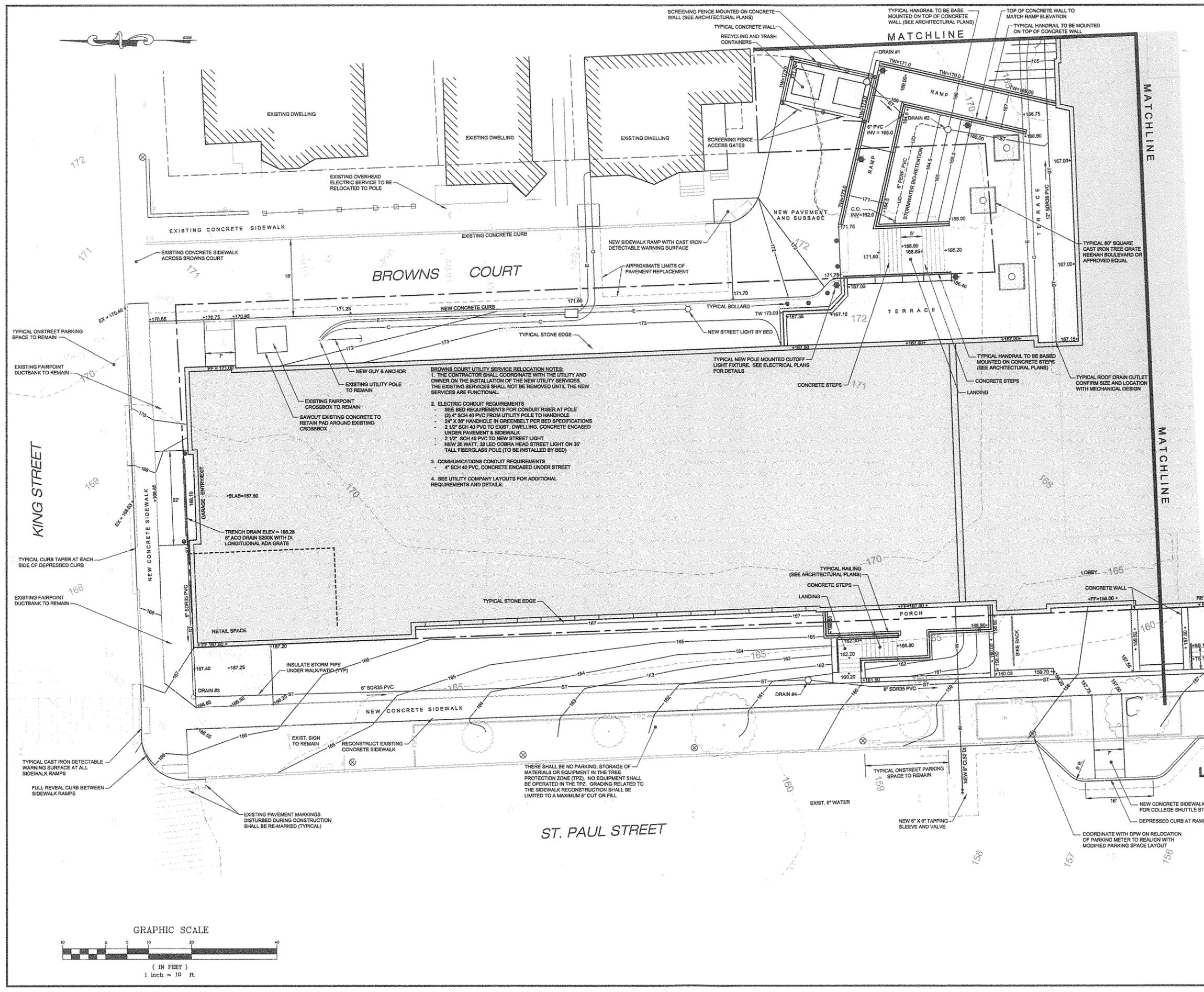
- NOTES:**
1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND THE LOCATION AND ELEVATION OF ALL ENTRANCES AND UTILITY SERVICES WITH THE ARCHITECTURAL PLANS.
 2. SEE ARCHITECTURAL PLANS FOR BUILDING CONSTRUCTION DETAILS, INCLUDING WALKWAY AND PAVEMENT FROST HEAVE PREVENTION MEASURES AT BUILDING ENTRANCES.
 3. SEE OTHER SHEETS OF THESE PLANS FOR ADDITIONAL SITE IMPROVEMENTS, DETAILS AND SPECIFICATIONS.
 4. ALL WORK WITHIN THE CITY RIGHT OF WAY AND WORK ON THE EXISTING WATER AND SEWER SERVICES SHALL BE COORDINATED WITH THE CITY PUBLIC WORKS DEPARTMENT.
 5. AT THE END OF ALL NEW SIDEWALKS AND RAMPS, CAST IRON DETECTABLE WARNING PLATES SHALL BE INSTALLED THE FULL WIDTH OF THE SIDEWALK.
 6. PIPE SLOPES ARE IN FEET PER FEET UNLESS OTHERWISE NOTED.

- CONSTRUCTION NOTES:**
1. A MINIMUM 5 FT BY 5 FT PAD AREA SHALL BE PROVIDED AT EACH BUILDING ENTRY WITH A MAXIMUM SLOPE OF 1:50.
 2. A MINIMUM 5 FT BY 5 FT LANDING AREA SHALL BE PROVIDED AT EACH TURN AND AT THE BOTTOM OF EACH SIDEWALK RAMP. THE CROSS SLOPE OF THE LANDING AREA SHALL HAVE A MAXIMUM SLOPE OF 1:50.
 3. THE PREFERRED MAXIMUM SLOPE OF ALL NEW WALKS IS 5% (1:20). THE MAXIMUM CROSS SLOPE OF NEW WALKS SHALL BE 1:50. THE MAXIMUM SLOPE OF ANY NEW WALK OR RAMP SHALL BE 1:12 (8%). EXCEPT FOR CURB RAMPS, WHERE RAMPS EXCEED 3% WITH A RISE GREATER THAN 6", A COMPLIANT HANDRAIL IS REQUIRED ALONG THE RAMP.
 4. ALL TRANSITIONS BETWEEN EXISTING PAVEMENT OR CONCRETE AND NEW WALKS SHALL BE SMOOTH. IN NO CASE SHALL THERE BE A TRANSITION WITH A VERTICAL EDGE GREATER THAN 1/4".
 5. ALL GRASS AND LANDSCAPED AREAS ADJACENT TO THE NEW WALKS AND BUILDINGS SHALL BE GRADED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING OR WALK. LOW AREAS SHALL BE FILLED WITH TOPSOIL, SEEDED AND MULCHED AS REQUIRED.
 6. SEE ARCHITECTURAL PLANS FOR BUILDING CONSTRUCTION DETAILS. CONFIRM BUILDING ENTRY DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 7. SEE OTHER SHEETS OF THESE PLANS FOR ADDITIONAL SITE IMPROVEMENTS, DETAILS AND SPECIFICATIONS.

BROWNS COURT UTILITY SERVICE RELOCATION NOTES:

1. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY AND OWNER ON THE INSTALLATION OF THE NEW UTILITY SERVICES. THE EXISTING SERVICES SHALL NOT BE REMOVED UNTIL THE NEW SERVICES ARE FUNCTIONAL.
2. ELECTRIC CONDUIT REQUIREMENTS
 - SEE BED REQUIREMENTS FOR CONDUIT RISER AT POLE
 - (2) 4" SCH 40 PVC FROM UTILITY POLE TO HANDHOLE
 - 24" X 36" HANDHOLE IN GREENBELT PER BED SPECIFICATIONS
 - 2 1/2" SCH 40 PVC TO EXIST. DWELLING, CONCRETE ENCASED UNDER PAVEMENT & SIDEWALK
 - 2 1/2" SCH 40 PVC TO NEW STREET LIGHT
 - NEW 80 WATT, 30 LED COBRA HEAD STREET LIGHT ON 30" TALL FIBERGLASS POLE (TO BE INSTALLED BY BED)
3. COMMUNICATIONS CONDUIT REQUIREMENTS
 - 4" SCH 40 PVC, CONCRETE ENCASED UNDER STREET
4. SEE UTILITY COMPANY LAYOUTS FOR ADDITIONAL REQUIREMENTS AND DETAILS.

THERE SHALL BE NO PARKING, STORAGE OF MATERIALS OR EQUIPMENT IN THE TREE PROTECTION ZONE (TPZ). NO EQUIPMENT SHALL BE OPERATED IN THE TPZ. GRADING RELATED TO THE SIDEWALK RECONSTRUCTION SHALL BE LIMITED TO A MAXIMUM 6" CUT OR FILL.



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<input type="checkbox"/>	Record Drawing	<input type="checkbox"/>

EAGLES LANDING APARTMENTS		Project No. 13056
ST. PAUL STREET BURLINGTON, VT		Survey JPS/MJR
UTILITY & GRADING PLAN NORTH		Design N/A
		Drawn ABR
		Checked DJG
		Date 12-30-13
		Scale
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STORM STRUCTURE DATA

- DRAIN #5 (18" Ø)
RIM = 155.75
6" OUT = 153.75
- DRAIN #6 (18" Ø)
RIM = 155.75
6" IN = 153.50
6" OUT = 153.45
- EX. CB #7
RIM = 150.25
NEW 6" IN = 148.0
CORE AND BOOT NEW 6" INLET
- CB #8
RIM = 155.75
12" PE IN = 151.85
12" PE OUT = 151.75
- MH #9 (COMBINED)
RIM = 154.15
12" Ø PVC SEWER = 148.40
6" PVC STORM = 148.40
8" PVC STORM = 150.40
12" PVC OUT = 148.30

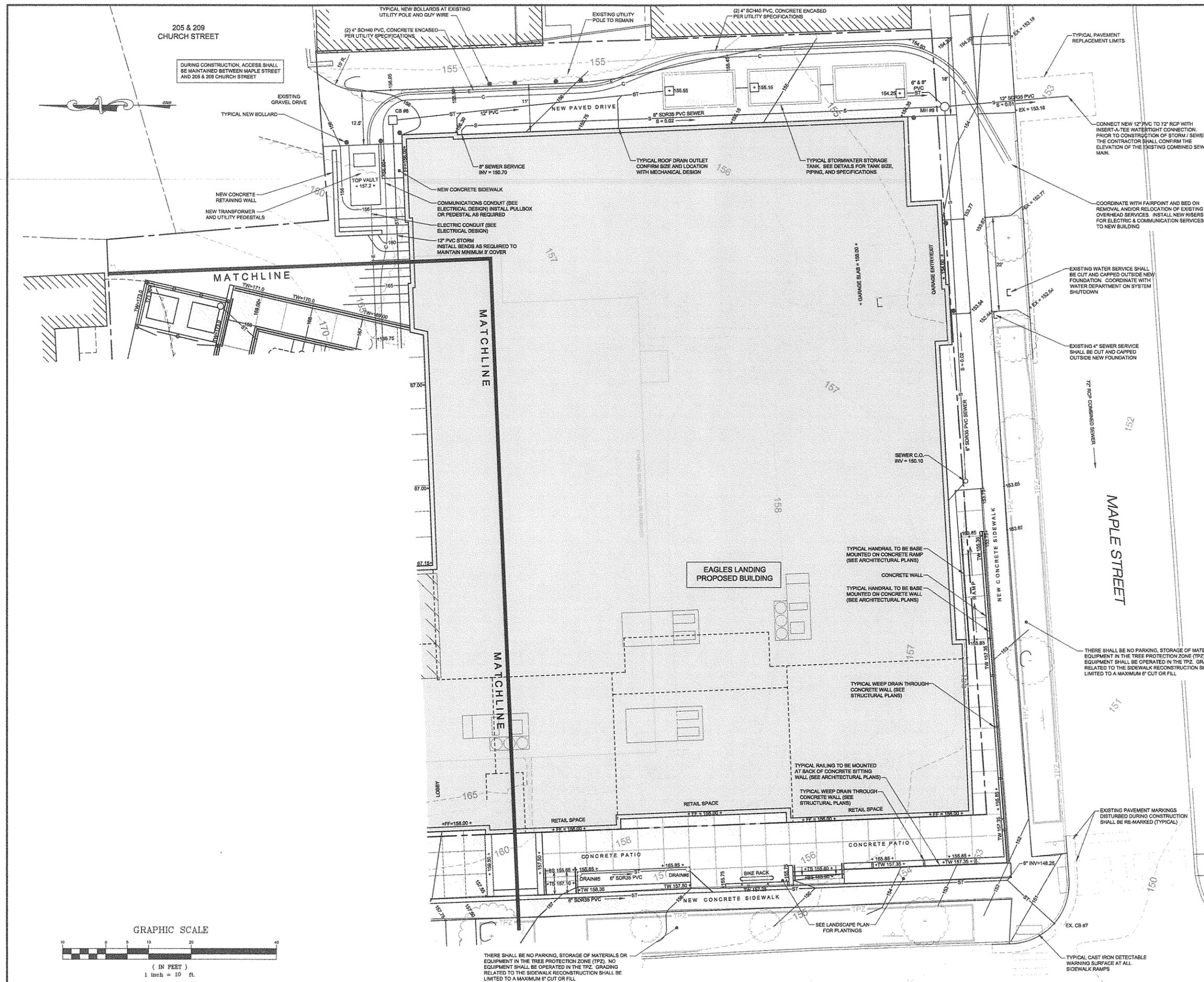
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6. PIPE SLOPES ARE IN FEET PER FOOT UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

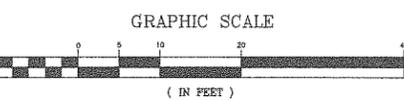
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205 & 209 CHURCH STREET

DURING CONSTRUCTION, ACCESS SHALL BE MAINTAINED BETWEEN MAPLE STREET AND 205 & 209 CHURCH STREET



THERE SHALL BE NO PARKING, STORAGE OF MATERIALS OR EQUIPMENT IN THE TREE PROTECTION ZONE (TPZ). NO EQUIPMENT SHALL BE OPERATED IN THE TPZ. GRADING RELATED TO THE SIDEWALK RECONSTRUCTION SHALL BE LIMITED TO A MAXIMUM 6" CUT OR FILL.

TYPICAL CAST IRON DETECTABLE WARNING SURFACE AT ALL SIDEWALK RAMPS

STANDARD EPSC PLAN REQUIREMENTS

THIS SECTION CONTAINS THE MINIMUM REQUIRED ELEMENTS FOR THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN. THESE ELEMENTS ARE IN ADDITION TO THE SITE SPECIFIC EROSION PREVENTION AND SEDIMENT CONTROL PRACTICES SHOWN ON THE PLANS.

EROSION PREVENTION

- THROUGHOUT CONSTRUCTION, THE AREA OF SOIL DISTURBANCE SHALL BE LIMITED TO THOSE AREAS THAT CAN BE ACTIVELY WORKED AND MANAGED WITH THE FORCES AVAILABLE. AREAS THAT ARE NOT ACTIVELY BEING WORKED FOR A PERIOD OF 5 DAYS OR MORE, SHALL BE TEMPORARILY STABILIZED.
- THE MAXIMUM AREA OF SOIL DISTURBANCE AT ANY ONE TIME ON THE ENTIRE PROJECT PARCEL SHALL BE 0.5 ACRE.
- SEDIMENT BASINS, SEDIMENT TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPLOPSE LAND DISTURBANCE TAKES PLACE.
- CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.
- WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
- BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND THE RECEIVING CHANNEL.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - NO MORE THAN 800 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- ALL SEDIMENT REMOVED FROM SEDIMENT CONTROL PRACTICES AS A PART OF MAINTENANCE SHALL BE DISPOSED OF IN AN AREA THAT IS:
 - LESS THAN 5% IN SLOPE.
 - AT LEAST 100 FT. FROM ANY DOWNSLOPE WATER BODY OR CONVEYANCE TO A WATER BODY (INCLUDING STORM DRAIN INLET OR DITCH).
 - VEGETATED.
 PERMANENT STABILIZATION OF SEDIMENT SHALL BE IMMEDIATELY IMPLEMENTED FOLLOWING DISPOSAL.
- FOR ANY AREA TO BE STABILIZED FOR WINTER BY VEGETATIVE COVER, SEEDING MUST BE COMPLETED NO LATER THAN SEPTEMBER 15.
- ANY AREA TO BE STABILIZED FOR WINTER THAT DOES NOT HAVE ESTABLISHED VEGETATION BY OCTOBER 15 MUST BE STABILIZED BY ANCHORED MULCH AT THE WINTER APPLICATION RATE OF 4 TONS PER ACRE, OR OTHER APPROVED STABILIZATION MEASURES (E.G. ROLLED EROSION CONTROL PRODUCT). DORMANT SEEDING (E.G. WITH WINTER RYE) IS RECOMMENDED.
- DISTURBED AREAS BORDERING AND DRAINING TO STREET MUST HAVE AN APPROPRIATE SEDIMENT BARRIER SPANNING THE EDGE OF THE DISTURBANCE TO PREVENT WASHING OF SEDIMENT ONTO SIDEWALKS OR STREETS AND GUTTERS.
- HAY MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2 TONS PER ACRE. HAY MULCH APPLICATION DURING WINTER CONSTRUCTION SHALL BE AT A RATE OF 4 TONS PER ACRE. WHERE SUBJECT TO BLOWING, MULCH SHALL BE SECURED IN PLACE BY TRACKING WITH EQUIPMENT (WITH TRACK RUNNING PARALLEL TO SLOPE), A TRACKER-REPLACED WITH PROPERLY ANCHORED EROSION MATTING.
- PLACEMENT OF SEED AND MULCH SHALL OCCUR WITHIN 48 HOURS OF PLACEMENT OF TOPSOIL AND COMPLETION OF FINAL GRADING (NOT WITHSTANDING STABILIZATION REQUIREMENTS ELSEWHERE IN THIS PLAN).
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED.

STABILIZATION

- ALL AREAS OF DISTURBANCE MUST HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 CALENDAR DAYS. AFTER THIS TIME, ANY DISTURBANCE IN THE AREA MUST BE STABILIZED AT THE END OF EACH WORK DAY.

THE FOLLOWING EXCEPTIONS APPLY:

 - STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST FOR THE NEXT 24 HOURS.
 - STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. BUILDING FOUNDATION EXCAVATION, UTILITY TRENCHES).
- MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. EXCEPT AS NOTED BELOW, ALL SITES SHALL BE SEEDING AND STABILIZED WITH EROSION CONTROL MATERIALS, SUCH AS MULCH OR ROLLED EROSION CONTROL PRODUCTS, INCLUDING AREAS WHERE CONSTRUCTION HAS BEEN SUSPENDED OR SECTIONS OF SITES ARE NOTED:
 - ON THE CUT SIDE OF STREETS/DROPPES, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS (E.G. RECP), OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS SOE.
 - FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, STREET IMPROVEMENTS AND AREAS WITHIN 50 FT. OF A BUILDING UNDER CONSTRUCTION, A DOWNSLOPE PERIMETER SEDIMENT CONTROL SYSTEM CONSISTING, FOR EXAMPLE, OF SILT FENCE, SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL. EXPOSED DISTURBED AREAS ADJACENT TO A CONVEYANCE THAT PROVIDES RAPID OFFSITE DISCHARGE OF SEDIMENT, SUCH AS A CUT SLOPE AT AN ENTRANCE, SHALL BE COVERED WITH PLASTIC OR GEOTEXTILE TO PREVENT SOIL LOSS UNTIL IT CAN BE STABILIZED. STABILIZATION ENTRANCES WILL BE MAINTAINED TO CONTROL VEHICLE TRACKING MATERIAL OFF SITE.
 - TEMPORARY SEDIMENT TRAPPING DEVICES SHALL NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTING DRAINAGE AREAS. SIMILARLY, STABILIZATION SHALL BE ESTABLISHED PRIOR TO CONVERTING SEDIMENT TRAPS/SEDIMENT INTO PERMANENT (POST-CONSTRUCTION) STORMWATER MANAGEMENT PRACTICES.
 - STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
- ALL SLOPES STEEPER THAN 3:1 (H:V), OR 33.3%, AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOE, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES (RECP). AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED.

WINTER CONSTRUCTION REQUIREMENTS

- THE FOLLOWING REQUIREMENTS APPLY DURING THE WINTER CONSTRUCTION PERIOD, WHICH IS FROM OCTOBER 15 TO APRIL 15.
- ALL AREAS OF DISTURBANCE MUST HAVE TEMPORARY OR PERMANENT STABILIZATION AT THE END OF EACH WORK DAY.

THE FOLLOWING EXCEPTIONS APPLY:

 - STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST FOR THE NEXT 24 HOURS.
 - STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. BUILDING FOUNDATION EXCAVATION, UTILITY TRENCHES).
 - STABILIZED ACCESS POINTS SHALL BE ENLARGED TO PROVIDE FOR SNOW STOCKPILING WHILE STILL MAINTAINING EFFECTIVE SEDIMENT CONTROL. PACKED SNOW AND ICE MAY NEED TO BE REMOVED AND ADDITIONAL STONE PLACED TO MAINTAIN THE LOOSE STONE SURFACE AT STABILIZED CONSTRUCTION EXITS.
 - THE LIMITS OF DISTURBANCE MAY NEED TO BE REPLACED OR DRAWN IN TO REFLECT THE BOUNDARY OF WINTER WORK. THE LIMITS OF DISTURBANCE SHALL BE DRAWN IN TO EXCLUDE ALL AREAS TEMPORARILY STABILIZED FOR THE WINTER, AND AREAS WHERE DISTURBANCE DURING THE WINTER IS NOT PLANNED.
 - BASED UPON THE WINTER ACTIVITIES PROPOSED, THE ON-SITE PLAN COORDINATOR SHALL DEVELOP A SNOW MANAGEMENT PLAN THAT SHALL INCLUDE AT A MINIMUM:
 - ADEQUATE SITES FOR SNOW STORAGE AREAS
 - SNOW STORAGE AREAS LOCATED DOWN GRADIENT OF AREAS OF PLANNED DISTURBANCE
 - CONTROL OF SNOWMELT RUNOFF
 - PROHIBITING STORAGE OF SNOW IN STORMWATER TREATMENT STRUCTURES
 - A MINIMUM 25 FOOT BUFFER BETWEEN PERIMETER CONTROLS (SUCH AS SILT FENCE) TO ALLOW FOR SNOW CLEARING AND MAINTENANCE.
 - SILT FENCE SHALL BE REINFORCED OR REPLACED WITH PERIMETER DIKES, SWALES, OR OTHER PRACTICES RESISTANT TO THE FORCES OF SNOW LOADS.
 - THE ON-SITE PLAN COORDINATOR INSPECTIONS SHALL INCLUDE MAINTENANCE OF DRAINAGE STRUCTURES TO INSURE THAT THEY ARE OPEN AND FREE OF SNOW AND ICE DAMS.
 - SILT FENCE AND OTHER PRACTICES REQUIRING EARTH DISTURBANCE SHALL BE INSTALLED AHEAD OF GROUND FREEZING. IF PRACTICES MUST BE INSTALLED OR MAINTAINED AFTER GROUND FREEZING, NO FROZEN MATERIAL SHALL BE USED IN THE CONSTRUCTION OF BERMS OR DIKES, OR INSTALLATION OF SILT FENCE.

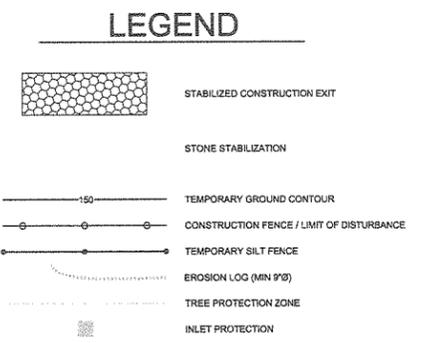
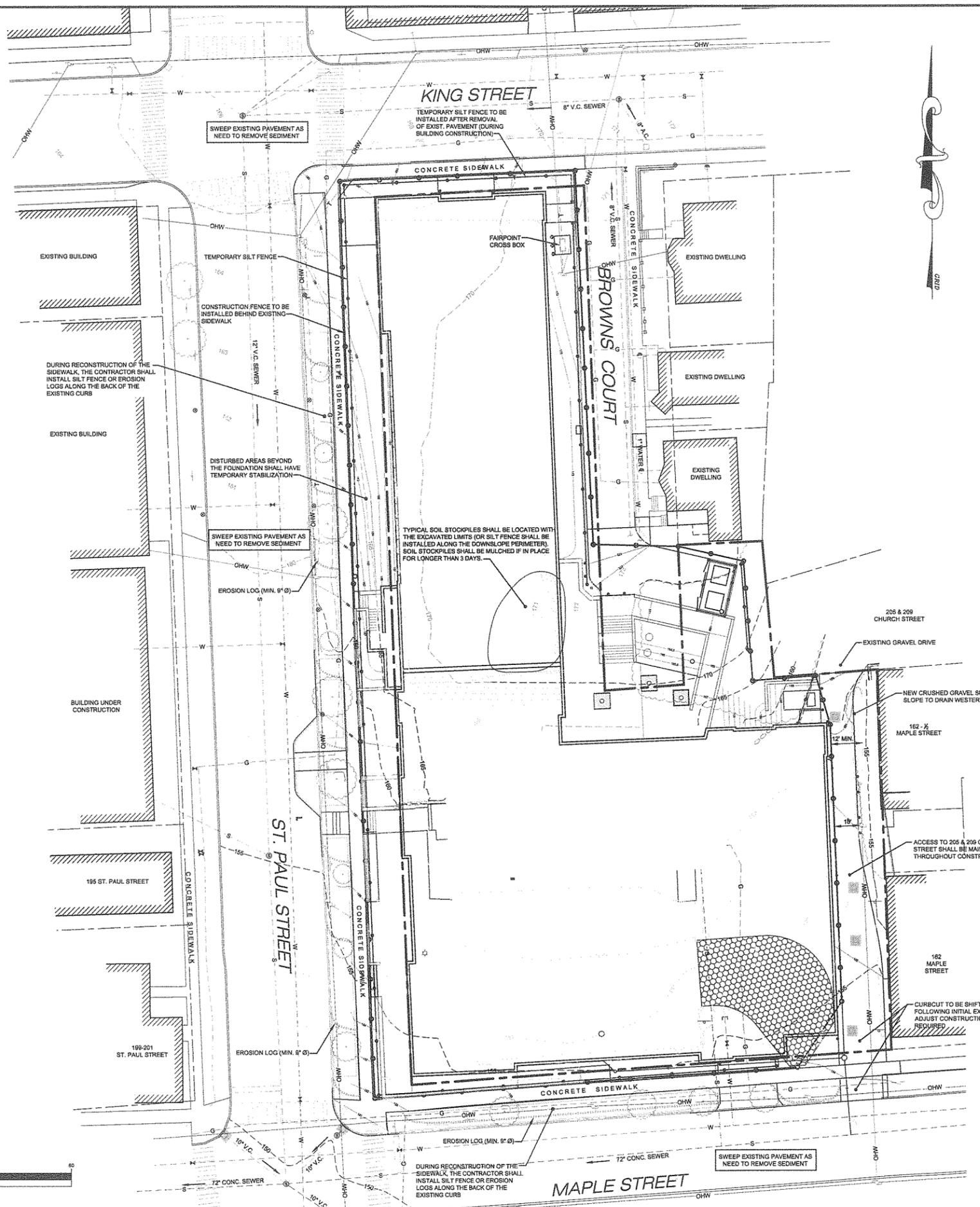
INSPECTION & MONITORING

- THE ON-SITE COORDINATOR IS TO BE DETERMINED.
- THE PERIMETER OF THE SITE AND ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT THE END OF EACH WORKDAY. IF SEDIMENT HAS TRAVELED BEYOND THE SITE BOUNDARY, IT SHALL BE SWEEPED UP OR OTHERWISE REMOVED AND DEPOSITED ON-SITE IN AN UPGRADED AREA AT THE END OF EACH WORK DAY.

THE ON-SITE COORDINATOR SHALL INSPECT, AND DOCUMENT IN WRITING, THE STATUS OF CONSTRUCTION ON THE PROJECT SITE AND EROSION AND SEDIMENT CONTROL STRUCTURES AND MEASURES AT THE END OF EACH WORK DAY. INSPECTIONS SHALL ALSO BE CONDUCTED PRIOR TO PREDICTED STORM EVENTS, AND AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER ANY STORM EVENT WHICH GENERATES A DISCHARGE OF STORMWATER FROM THE CONSTRUCTION SITE.
- THE OWNER, THE SITE CONTRACTOR, PRINCIPAL OPERATOR, AND THEIR REPRESENTATIVES SHALL ABIDE BY THE BEST MANAGEMENT PRACTICES PRESENTED ON THESE PLANS, REQUIRED BY THE PERMIT CONDITIONS, AND PRESENTED IN THE VT DEC LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL.
- DURING EACH INSPECTION, THE ON-SITE COORDINATOR SHALL VISUALLY MONITOR AND RECORD THE TURBIDITY OF ALL STORMWATER RUNOFF FROM THE CONSTRUCTION SITE IN ACCORDANCE WITH THE SAMPLING & TESTING REQUIREMENTS AND PROTOCOL OF THE VERMONT GENERAL PERMIT.
- INSPECTION FREQUENCY MAY BE REDUCED TO NOT LESS THAN ONE PER WEEK IF THE ENTIRE SITE IS TEMPORARILY STABILIZED AND ALL CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED. INSPECTIONS SHALL RESUME PRIOR TO RESUMING CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE REQUIREMENTS LISTED ABOVE.
- IN ADVANCE OF A PREDICTED RAINFALL OR SNOWMELT EVENT, ALL MANAGEMENT PRACTICES APPROPRIATE TO CURRENT AREAS OF DISTURBANCE MUST BE CHECKED AND REPAIRED AS NECESSARY TO ENSURE PROPER OPERATING CONDITION. IF NECESSARY TO PREVENT SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE, THIS WILL INCLUDE THE TEMPORARY STABILIZATION OF ALL DISTURBED SOILS ON THE SITE IN ADVANCE OF THE ANTICIPATED RUNOFF PERIOD.

PUBLIC NOTICE AND DPW COORDINATION

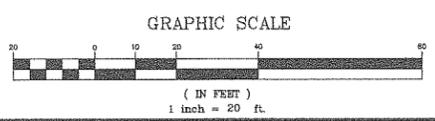
- COPY OF THE CITY EPSC PLAN APPROXIMATE THE STATE DISCHARGE PERMIT AND THE AUTHORIZATION TO DISCHARGE, A BRIEF DESCRIPTION OF THE PROJECT, AND THE LOCATION WHERE THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN IS AVAILABLE SHALL BE POSTED AT A LOCATION ON THE PROJECT SITE THAT IS VISIBLE TO THE PUBLIC.
- THE LANDOWNER OR SITE CONTRACTOR SHALL CONTACT THE CITY STORMWATER ADMINISTRATOR AT 542-1748 OR MAJORBURLINGTON@VT.GOV AT LEAST 24 HOURS PRIOR TO ANY EARTH DISTURBANCE, AND SHALL PROVIDE THE NAME AND CONTACT INFORMATION FOR THE ON-SITE PLAN COORDINATOR.
- THE ON-SITE PLAN COORDINATOR SHALL NOTIFY THE CITY STORMWATER ADMINISTRATOR PRIOR TO OCTOBER 15 IF THE SITE WILL NOT BE STABILIZED BY NOVEMBER 1 OR ADDITIONAL WORK IS PROPOSED DURING THE WINTER CONSTRUCTION PERIOD.
- THE LANDOWNER OR ON-SITE PLAN COORDINATOR SHALL CONTACT THE CITY STORMWATER ADMINISTRATOR TO SCHEDULE A STABILIZATION INSPECTION WHEN SITE WORK IS FINISHED AND STABILIZATION MEASURES HAVE BEEN INSTALLED.



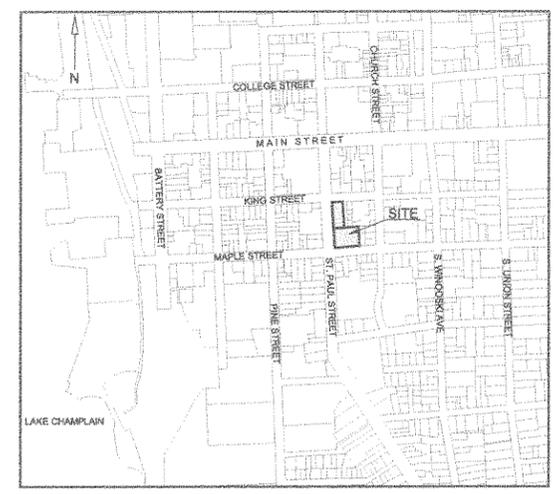
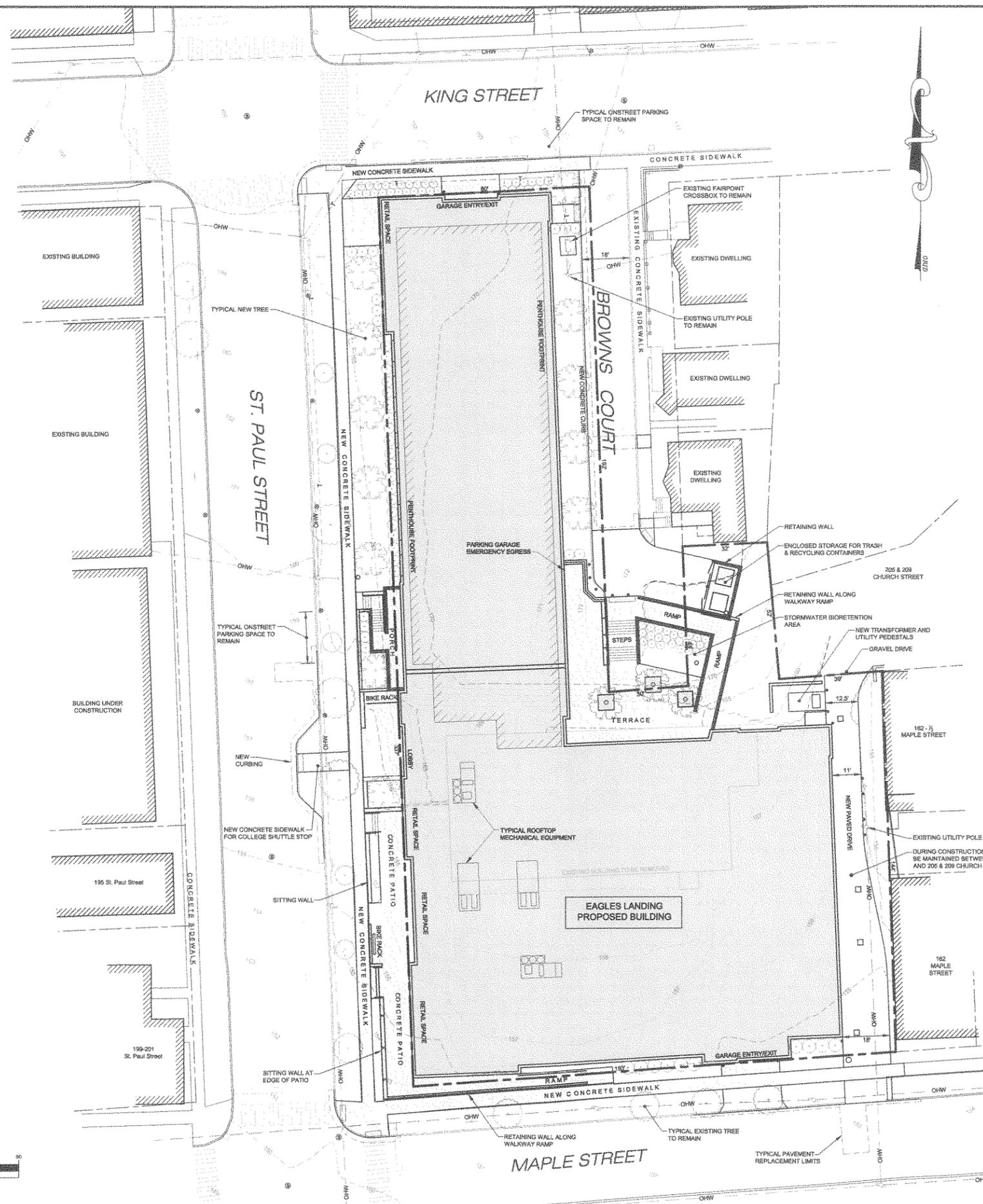
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SIDEWALK RECONSTRUCTION NOTES:

- THE CONTRACTOR SHALL MINIMIZE THE INTERRUPTION TO PEDESTRIAN USE OF THE EXISTING SIDEWALKS ON ST. PAUL STREET, KING STREET, AND MAPLE STREET.
- PRIOR TO REMOVING THE EXISTING SIDEWALK, SIGNS SHALL BE INSTALLED DIRECTING PEDESTRIANS TO ALTERNATE ROUTES USING EXISTING SIDEWALKS.
- PRIOR TO CONSTRUCTION, SILT FENCE OR OTHER SEDIMENT BARRIER SHALL BE INSTALLED ALONG THE BACK OF THE EXISTING CURB TO CONTAIN SEDIMENT DURING WORK ALONG THE SIDEWALK CORRIDOR.
- REMOVAL AND RECONSTRUCTION OF THE EXISTING SIDEWALK SHALL BE COMPLETED IN SEGMENTS WITH WORK PROCEEDING ALONG ONLY ONE STREET AT A TIME.



Date	Revision	By
These plans shall only be used for the purpose shown below:		
<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review	
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction	
<input checked="" type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing	
EAGLES LANDING APARTMENTS ST. PAUL STREET BURLINGTON, VT EROSION PREVENTION AND SEDIMENT CONTROL PLAN CONSTRUCTION		Project No. 13056 Survey JPS/MJR Design N/A Drawn ABR Checked DJG Date 12-30-13 Scale Sheet number C5
Lamoureux & Dickinson Consulting Engineers, Inc. 14 Morse Drive, Essex, VT 05452 802-878-4450 www.LDengineering.com		



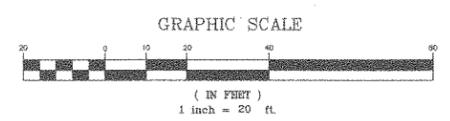
LOCATION MAP
NOT TO SCALE

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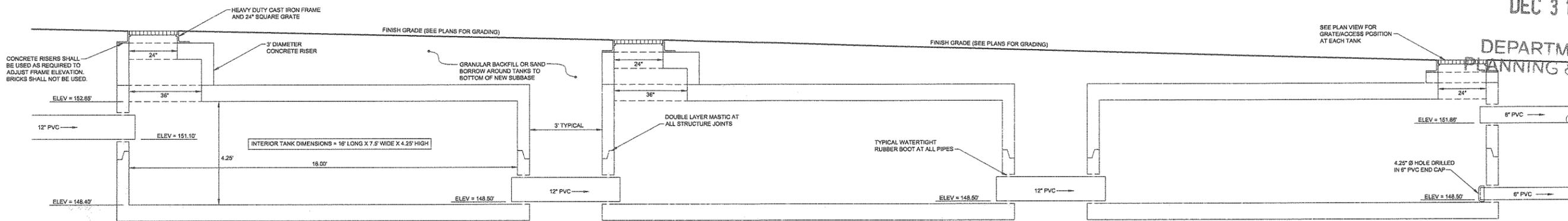
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- PROJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXISTING CONTOUR
- EXISTING OVERHEAD UTILITY LINE
- EXISTING PARKING METER
- EXISTING SIGN
- EXISTING STREET TREE
- PROPOSED TREE
- PROPOSED SHRUBS / PERENNIALS
- PROPOSED CONCRETE
- PROPOSED PAVEMENT

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO PRESENT THE SITE LAYOUT FOR THE PROPOSED REDEVELOPMENT OF THE FORMER EAGLES CLUB PROPERTY AND THE PUBLIC PARKING LOT. SEE OTHER SHEETS AND ARCHITECTURAL PLANS FOR ADDITIONAL DESIGN RELATED INFORMATION AND EXISTING CONDITIONS.
 - BOUNDARY INFORMATION IS BASED UPON THE PROPERTY PLAT INCLUDED IN THIS PLAN SET. THIS PROJECT INVOLVES MERGING LOTS CURRENTLY OWNED BY CHAMPLAIN COLLEGE, INC. AND THE CITY OF BURLINGTON.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND THE LOCATION AND ELEVATION OF ALL ENTRANCES AND UTILITY SERVICES WITH THE ARCHITECTURAL PLANS.

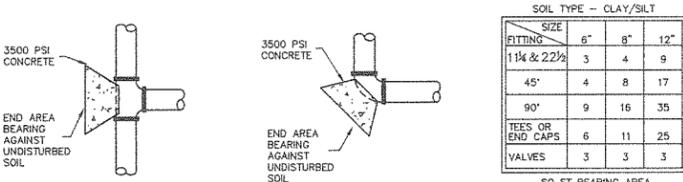


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EAGLES LANDING APARTMENTS		Project No. 13056
ST. PAUL STREET BURLINGTON, VT		Survey JPS/MJR
SITE PLAN		Design N/A
		Drawn ABR
		Checked DJG
		Date 12-30-13
		Scale
		Sheet number
Lamoureux & Dickinson Consulting Engineers, Inc. 14 Morse Drive, Essex, VT 05452 802-878-4450 www.LDengineering.com		C1



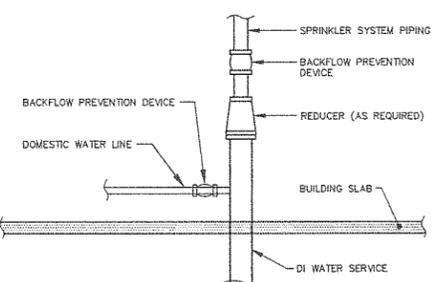
STORAGE TANK NOTES:
 1. TANKS SHALL BE DESIGNED BY A VT STRUCTURAL ENGINEER FOR H-20 LOADING AT THE DEPTH SHOWN.
 2. AFTER INSTALLATION IS COMPLETE, EACH TANK SHALL BE INDIVIDUALLY TESTED TO INSURE WATERTIGHTNESS. THE TANK SHALL BE FILLED WITH WATER AND ALLOWED TO STABILIZE FOR AT LEAST 24 HOURS. THE TANK SHALL THEN BE FILLED SUCH THAT THE LEVEL EXTENDS INTO THE RISER SECTION. THE TEST SHALL BE PASSED IF THE WATER LEVEL REMAINS UNCHANGED OVER A 24 HOUR PERIOD.

STORMWATER STORAGE TANK SECTION
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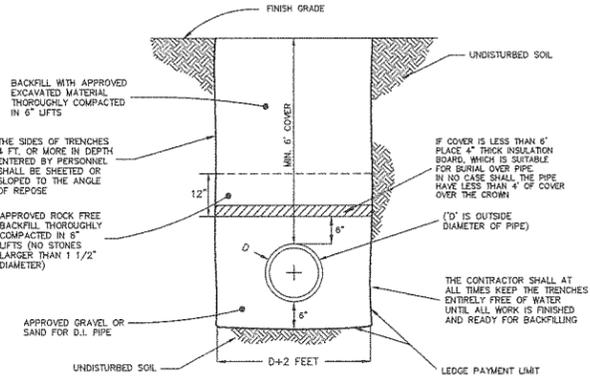
TYPICAL TREES-DEADENDS-CAPS
 NOTE: PLACE 4 mil POLYETHYLENE BETWEEN FITTING AND THRUST BLOCK

THRUST BLOCK END AREA
 NTS

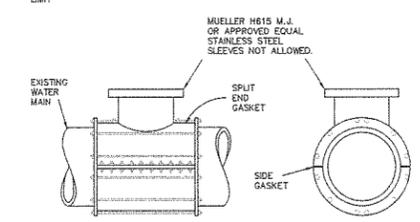
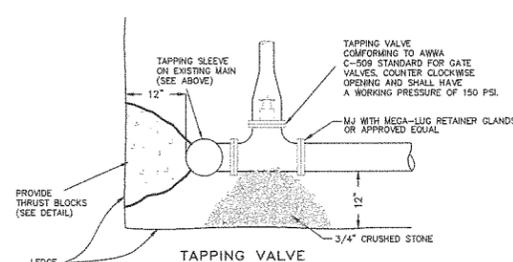


NOTE:
 ALL DOMESTIC SERVICES AND FIRE SPRINKLER SYSTEMS THAT ARE CONNECTED TO THE PUBLIC WATER SYSTEM SHALL BE PROTECTED WITH A BACKFLOW PREVENTION ASSEMBLY, AND AN APPROPRIATE THERMAL EXPANSION SYSTEM IN COMPLIANCE WITH THE REQUIREMENTS OF THE BURLINGTON WATER DEPARTMENT.

WATER SERVICE BACKFLOW PREVENTION DETAIL
 NTS



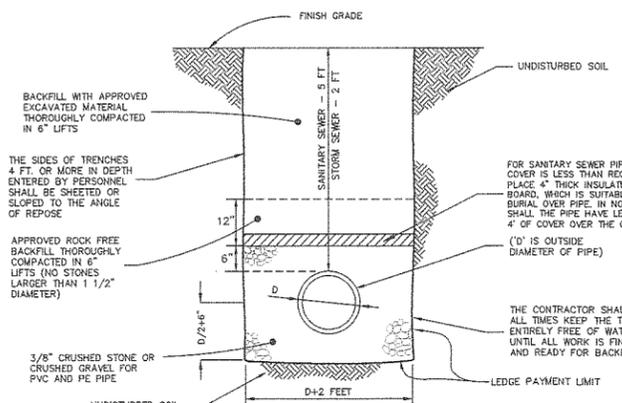
TYPICAL WATER TRENCH
 NTS



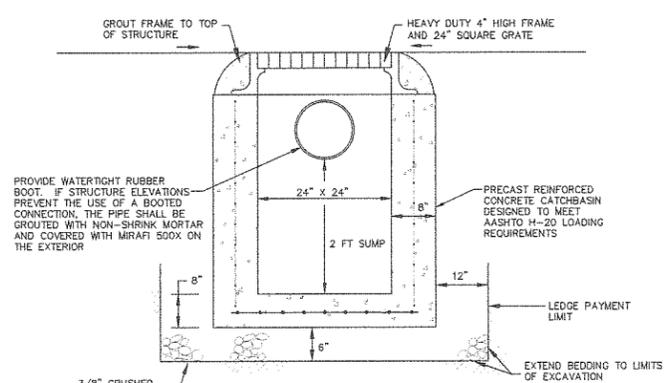
ALL EXTERIOR NUTS & BOLTS SHALL BE 18-8 STAINLESS STEEL.

NOTES:
 1. SLEEVES SHALL HAVE WORKING PRESSURE OF 150 PSI.
 2. ALL EXTERIOR EXPOSED SURFACES SHALL BE FUSION BOUNDED, EPOXY-COATED TO A MIN. 10 MIL THICKNESS.
 3. UPON FINAL TIGHTENING AND TESTING ALL BOLTS SHALL BE BRUSH COATED WITH BITUMASTIC COLD APPLIED MATERIAL TO ALL EXPOSED NUTS & BOLTS.

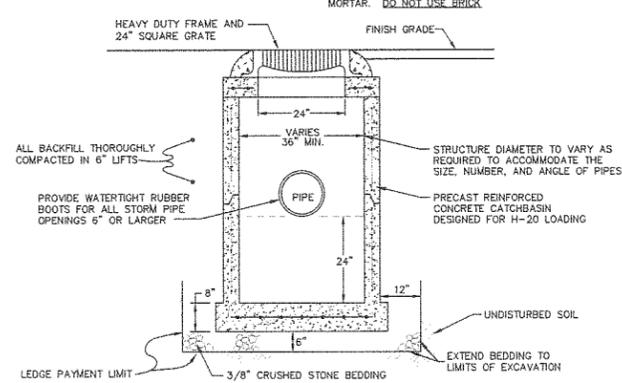
TAPPING VALVE and SLEEVE DETAIL
 NTS



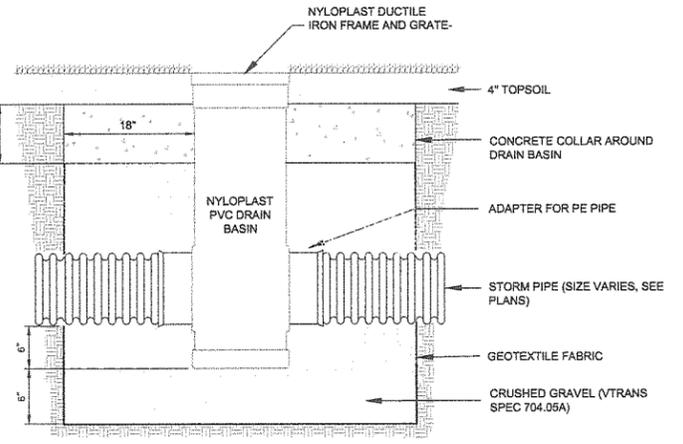
TYPICAL SANITARY SEWER & STORM TRENCH
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**CATCHBASIN (24\"/>
 NTS**

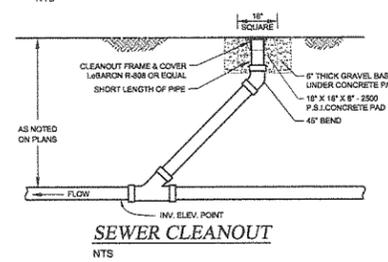


CATCHBASIN
 NTS



NOTES:
 1. SEE PLANS FOR RIM AND INVERTS FOR EACH DRAIN BASIN
 2. CORNERS OF GRATE FRAME MUST BE SUPPORTED BY CONCRETE SLAB.

DRAIN BASIN SECTION
 NTS



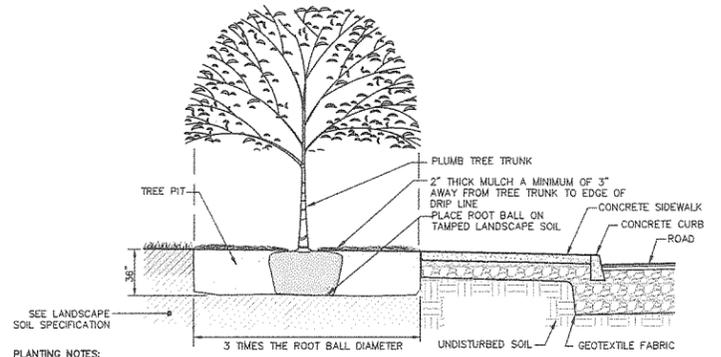
SEWER CLEANOUT
 NTS

Date	Revision	By
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<input type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing	
EAGLES LANDING APARTMENTS		Project No. 13056
ST. PAUL STREET BURLINGTON, VT		Survey JPS/MJR
WATER, STORM & SEWER DETAILS & SPECIFICATIONS		Design N/A
Drawn ABR		Checked DJG
Date 12-30-13		Scale
Sheet number		C8

TURF ESTABLISHMENT SPECIFICATIONS

ALL DISTURBED AREAS THAT DO NOT HAVE AN IMPERVIOUS SURFACE (PAVEMENT, SIDEWALKS, ROOFS) OR ARE NOT LANDSCAPED WITH BARK MULCH, SHALL BE STABILIZED WITH NEW GRASS COVER. ALL SEEDING AND MULCHING FOR ESTABLISHING NEW GRASS COVER SHALL BE COMPLETED AFTER APRIL 15 (AS SITE CONDITIONS ALLOW) AND PRIOR TO SEPTEMBER 15. PLACEMENT OF TOPSOIL, AND THE APPLICATION OF SEED, FERTILIZER, LIME (WHERE APPLICABLE), AND MULCH SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

1. A MINIMUM OF 4" OF APPROVED TOPSOIL SHALL BE PLACED IN ALL AREAS. PLACEMENT OF TOPSOIL SHALL NOT BE DONE WHEN THE GROUND OR TOPSOIL IS FROZEN, EXCESSIVELY WET, OR OTHERWISE IN A CONDITION DETRIMENTAL TO THE WORK. FOLLOWING PLACEMENT OF TOPSOIL, THE SURFACE SHALL BE RAVED. ALL STONES, LUMPS, ROOTS, OR OTHER OBJECTIONAL MATERIAL SHALL BE REMOVED.
2. URBAN SEED MIXTURE SHALL BE SPREAD UNIFORMLY IN ALL AREAS (EXCEPT FOR THE WET SWALE) AT THE SPECIFIED RATE.
3. FERTILIZER SHALL BE APPLIED ONLY AFTER PERFORMING A SOIL TEST AND BE APPLIED BASED UPON SOIL DEFICIENCIES. LIME SHALL ONLY BE APPLIED AS NEEDED BASED UPON A SOIL PH TEST.
4. MULCHING SHALL FOLLOW THE SEEDING OPERATION BY NOT MORE THAN 24 HOURS. MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA AT A MINIMUM RATE OF 2 TONS PER ACRE. SITE CONDITIONS MAY WARRANT THE APPLICATION OF A TACKIFIER OR NETTING TO HOLD THE MULCH IN PLACE. IF NECESSARY TO RETAIN THE MULCH, THE CONTRACTOR SHALL APPLY AN APPROVED TACKIFIER, OR NETTING, WITHOUT ADDITIONAL COST TO THE OWNER.
5. HYDROSEEDING MAY BE USED IN LIEU OF SEEDING AND APPLYING MULCH DURING THE GROWING SEASON. HYDROSEEDING SHALL INCLUDE THE APPLICATION OF WOOD AND/OR PAPER BINDER MULCH. THE BINDER SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, BUT SHALL NOT BE LESS THAN 1500 POUNDS PER ACRE ON SLOPES LESS THAN 15%, AND NOT LESS THAN 2000 POUNDS PER ACRE ON SLOPES GREATER THAN 15%. HYDROSEEDING ALONE SHALL NOT BE USED FOR TEMPORARY STABILIZATION AFTER SEPTEMBER 15.
6. ALL SLOPES STEEPER THAN 3H:1V SHALL HAVE EROSION MATTING APPLIED OVER THE SEED. ALL DITCH CENTERLINE GRADES GREATER THAN 2% OR AS SHOWN ON THE PLANS SHALL HAVE EROSION MATTING APPLIED OVER THE SEED. EROSION MATTING SHALL CONSIST OF EROSION CONTROL BLANKET WITH 100% AGRICULTURAL STRAW MATRIX STITCH BOUNDED WITH DEGRADABLE THREAD BETWEEN TWO PHOTODEGRADABLE POLYPROPYLENE NETTINGS, NORTH AMERICAN GREEN S150 OR EQUAL. NORTH AMERICAN GREEN DB150 MAY BE USED IN LAWN AREAS, ONLY WHEN SEEDING TAKES PLACE PRIOR TO SEPTEMBER 1.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A FULL GROWTH OF GRASS IN ALL DISTURBED AREAS TO BE RE-VEGETATED. VEGETATION GROWTH SHALL BE PERMANENT AND SUFFICIENT TO PREVENT EROSION OF THE UNDERLYING SOIL UNDER ALL CONDITIONS OF PRECIPITATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND CARING FOR SEEDS, MULCH, AND AREAS OF ESTABLISHED VEGETATION UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

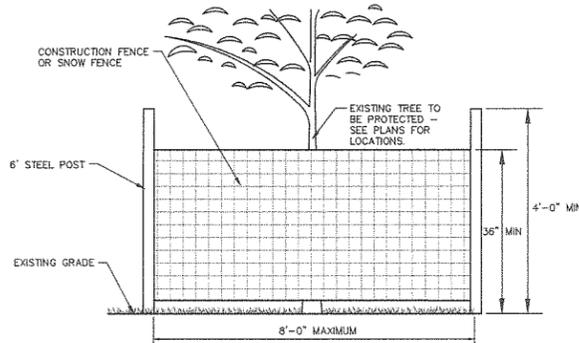


PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MOST RECENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK - ANSI Z60.1.
2. STREET TREES TO ARRIVE FROM NURSERY WITH 6 FEET BETWEEN THE FINISHED GRADE AND THE FIRST TREE BRANCH. DO NOT PRUNE THE TREE AT PLANTING.
3. TREES SHALL HAVE A MINIMUM 50% LIVE CROWN RATIO.
4. EACH TREE MUST BE PLANTED SUCH THAT THE MAIN ORDER ROOTS ARE VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE MAIN ORDER ROOTS ARE NOT VISIBLE SHALL HAVE EXCESS SOIL REMOVED TO LOCATE THEM. PLANT TREES SO THAT THE MAIN ORDER ROOTS ARE AT FINISHED GRADE. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL OR MULCH.
5. EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, TREE WRAP, ROPE, STRING AND SURVEYOR TAPE PRIOR TO PLANTING TO PREVENT GROWING.
6. CUT AND REMOVE WIRE MESH BASKET, CUT AND REMOVE ROPE AND BURLAP WRAP FROM TOP 2/3 OF ROOTBALL AFTER PLACEMENT IN TREE PIT. LOOSEN REMAINING BURLAP TO ALLOW FOR ROOT DEVELOPMENT. IF SYNTHETIC OR TREATED BURLAP, REMOVE IT ENTIRELY AFTER PLACING ROOT BALL IN TREE PIT.
7. PLANT MIX SHALL CONSIST OF THE FOLLOWING RATIO: 1/4 PART COMPOST, 3/4 PARTS TOPSOIL.
8. BREAK APART EDGE OF EXCAVATION WITH SHOVEL AND BLEND PLANT MIX WITH EXISTING SOIL TO PROVIDE SOIL TRANSITION.
9. TREE PIT AREA SHALL HAVE A MINIMUM DEPTH OF 36". THE TREE PIT AREA SHALL HAVE THE PLANT MIX SPECIFIED ABOVE.
10. STAKING REQUIRED ONLY IN SITUATIONS WHERE TREES WILL BE SUBJECTED TO WINDY CONDITIONS AS DETERMINED BY THE ENGINEER/LANDSCAPE ARCHITECT. STAKES SHALL BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTY PERIOD.
11. PRUNE ONLY DEAD OR CRUSHED ROOTS AND DEAD OR INJURED BRANCHES.

TREE PROTECTION ZONE DETAIL

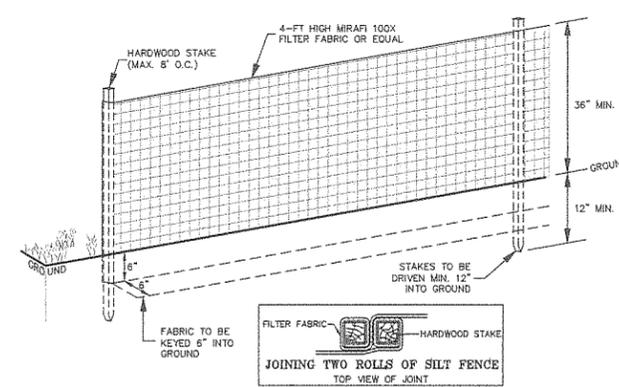
N.T.S.



1. PRIOR TO START OF CONSTRUCTION, INSTALL TEMPORARY PROTECTION ZONE (TPZ) FENCE IN LOCATIONS SHOWN ON PLANS FOR TREE AND PLANT PROTECTION. TPZ FENCE SHALL BE PLACED AT THE EDGE OF TREE DRIP LINES. SEE DETAIL THIS SHEET.
2. TPZ FENCE SHALL PROTECT EXISTING TREES, SHRUBS AND OTHER VEGETATION THROUGHOUT CONSTRUCTION AGAINST CUTTING, BREAKING OR SKINNING OF ROOTS; SKINNING AND BRUISING OF BARK; SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS; EXCESS FOOT OR VEHICULAR TRAFFIC; AND PARKING OF VEHICLES.
3. CONSTRUCTION ACTIVITIES SHALL BE PLANNED AND EXECUTED TO AVOID AND MINIMIZE WORK WITHIN AND DIRECTLY ADJACENT TO THE TREE PROTECTION ZONE.
4. WHERE TEMPORARY CLEARANCE IS NEEDED DURING CONSTRUCTION THAT MAY CONFLICT WITH EXISTING TREES, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
5. WHEN EXCAVATION IS TO OCCUR IN CLOSE PROXIMITY TO EXISTING TREES, ROOT PRUNING SHALL BE DONE PRIOR TO CONSTRUCTION. ROOTS SHALL BE CLEANLY CUT, WITH CUTS TO THE DEPTH OF THE REQUIRED EXCAVATION. WHEN COMPLETED, REPLACE SOIL IN THE TRENCH AREA.
6. ROOTS ENCOUNTERED DURING EXCAVATION IN THE VICINITY OF TREE PROTECTION ZONES SHALL BE CLEANLY CUT AND PROTECTED DURING CONSTRUCTION OPERATIONS. TEMPORARILY COVER EXPOSED ROOTS WITH A DOUBLE LAYER OF DAMPENED BURLAP TO PREVENT ROOTS FROM DRYING OUT UNTIL THEY CAN BE COVERED WITH SOIL. COVER ROOTS WITH SOIL AS SOON AS POSSIBLE REMOVING BURLAP FIRST.
7. WATER EXISTING TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF CONTRACT WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING THE COURSE OF CONSTRUCTION OPERATIONS.
8. IF ANY TREES OR SHRUBS DESIGNATED TO BE SAVED ARE DAMAGED AND REPLACEMENT IS REQUIRED, TREES OR SHRUBS OF THE SAME SPECIES AND VARIETY 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.
9. PRUNING OF EXISTING TREES, AS IDENTIFIED ON THE PLANS, SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S TREE PRUNING GUIDELINES, THE ANSI A300 PRUNING STANDARD AND THE MOST RECENT EDITION OF ANSI Z133.1.
10. REMOVE TEMPORARY PROTECTION DEVICES AND FACILITIES INSTALLED DURING COURSE OF WORK AFTER COMPLETION OF ALL WORK AND RESTORE PLANT PROTECTION AREAS TO THEIR ORIGINAL CONDITION.

TREE PROTECTION ZONE DETAIL

N.T.S.



NOTES:

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

TEMPORARY SILT FENCE

N.T.S.

URBAN MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
31.5	37.8	CREeping RED FESCUE
37.25	44.7	KENTUCKY BLUEGRASS
31.25	37.5	WINTER HARDY, PERENNIAL RYE
100	120 # LIVE SEED PER ACRE	

BIORETENTION SOIL SPECIFICATION

BIORETENTION SOIL SHALL HAVE THE FOLLOWING SIEVE ANALYSIS AND CHARACTERISTICS:

SIEVE NO.	% PASSING
10	90-100
40	80-90
60	50-70
100	20-40
200	10-40

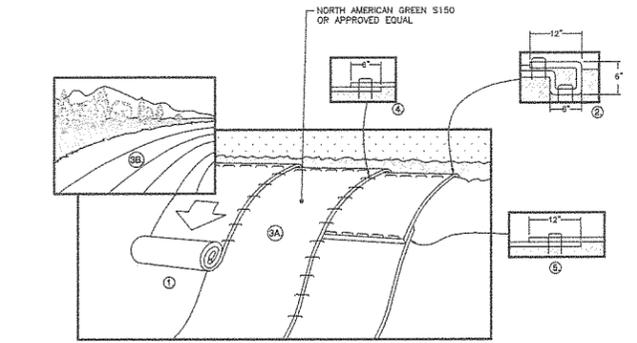
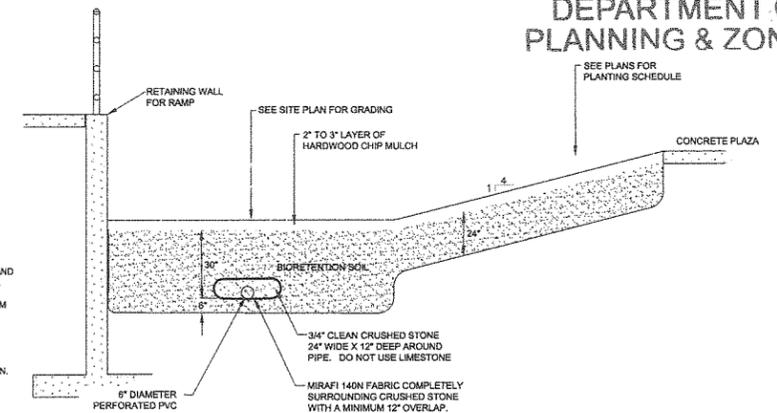
CLAY LESS THAN 10%
PH 5.5 TO 7.0
ORGANIC MATTER 2-10%

HARDWOOD MULCH

1. MULCH SHALL CONSIST OF RAW WOOD MATERIAL FROM ONLY HARDWOOD TIMBER AND SHALL BE A PRODUCT OF A MECHANICAL CHIPPER, HAMMERMILL, OR TURB GRINDER. MULCH CONSISTING OF SOFTWOOD TIMBER, MANUFACTURED BOARDS, AND/OR CHEMICALLY TREATED WOOD IS UNACCEPTABLE. THE MATERIAL SHALL BE UNIFORM IN COLOR AND SUBSTANTIALLY FREE OF MOULD, DIRT, SAND/DUST, WEEDS, SEED AND FOREIGN MATERIAL. THE MATERIAL SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION.
2. THE MULCH MATERIAL, WHEN DRIED, SHALL ALL PASS A FOUR (4) INCH SCREEN AND NOT MORE THAN 20 PERCENT BY MASS SHALL PASS A ONE TENTH (0.1) INCH SCREEN. THE MAXIMUM LENGTH OF INDIVIDUAL PIECES SHALL NOT EXCEED TWELVE (12) INCHES.
3. GRASS CLIPPINGS ARE UNSUITABLE FOR MULCH.

BIORETENTION SYSTEM CROSS-SECTION

N.T.S.



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

EROSION MATTING FOR SLOPES

N.T.S.

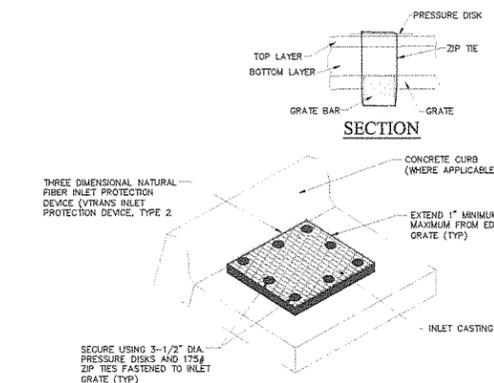
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DEPARTMENT OF
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SEE PLANS FOR PLANTING SCHEDULE

STABILIZED CONSTRUCTION EXIT

N.T.S.



FLAT TYPE INLET PROTECTION

N.T.S.

Date	Revision	By
These plans shall only be used for the purpose shown below:		
<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review	
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction	
<input checked="" type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing	
EAGLES LANDING APARTMENTS		
ST. PAUL STREET BURLINGTON, VT		
STORMWATER & EPSC DETAILS		
Project No. 13056	Survey JPS/MJR	Design N/A
Drawn ABR	Checked DJG	Date 12-30-13
Scale	Sheet number	
Lamoureux & Dickinson Consulting Engineers, Inc. 14 Morse Drive, Essex, VT 05452 802-878-4450 www.LDengineering.com		C9