

Department of Planning and Zoning

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

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin 
DATE: July 2, 2013
RE: 13-0188CA Amendment; 234 South Champlain Street

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: RM Ward: 5

Owner/Applicant: Bobbin Mill Building Company / Burlington Housing Authority

Request: Amendment to ZP#13-0188CA for site work and tree removal related VTDEC approved Soil Management Plan

Applicable Regulations:

Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant received DRB approval September 18, 2012 for a new community building and associated site improvements. The applicant is now requesting an amendment to that approval to address contaminated soils onsite per an approved Soil Management Plan issued by the VT Dept. of Environmental Conservation (DEC). The project as permitted by the DRB remains substantially the same except that additional earthwork, including grading and installing a soil cap, is now needed. The earthwork will require the removal of many trees as well; however, new plantings are proposed.

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

I. Findings

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

There are no significant natural areas on the property; however, it contains a number of relatively mature trees. This proposal includes the removal of 24 trees. The earthwork associated with the soil management plan requires their removal. Of the remaining trees, 20 of them will be retained

with the installation of tree wells to compensate for the surrounding earthwork. Twelve new trees will be installed. **(Affirmative finding)**

(b) Topographical alterations

While extensive earthwork is proposed, the existing topography will be retained. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

See Sec. 6.2.3 (b) below.

(e) Supporting the use of alternative energy

No provisions for the use of alternative energy are evident in the amended project plans. The proposed work will have no impact on the future utilization of alternative energy on the subject or neighboring properties. **(Affirmative finding)**

(f) Brownfield sites

The subject property is not included on the State of Vermont "Hazardous Sites List;" however, as noted above, soil contamination has been discovered and is to be addressed via implementation of the Soil Management Plan. **(Affirmative finding)**

(g) Provide for nature's events

Stormwater management will remain unaffected from the original project approval. The requirements of the approved erosion prevention and sediment control plan will pertain to the expanded earthwork. **(Affirmative finding as conditioned)**

(h) Building location and orientation

Not applicable.

(i) Vehicular access

Not applicable.

(j) Pedestrian access

Not applicable.

(k) Accessibility for the handicapped

Not applicable.

(l) Parking and circulation

Not applicable.

(m) Landscaping and fences

Project landscaping remains essentially as originally approved. Significant changes to existing and proposed trees are included in this amendment as noted under criterion (a) above. **(Affirmative finding)**

(n) Public plazas and open space
Not applicable.

(o) Outdoor lighting
Not applicable.

(p) Integrate infrastructure into the design
Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

Not applicable.

II. Conditions of Approval

1. The approved Erosion Prevention and Sediment Control Plan associated with the original September 18, 2012 project approval shall apply to earthwork associated with this amendment.
2. Except as specifically modified in this amendment, all approved plans and conditions associated with the original September 18, 2012 project approval shall remain in effect.
3. Standard permit conditions 1-15.



State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 828-1138
hugo.martinez.cazon@state.vt.us

AGENCY OF NATURAL RESOURCES

May 31, 2013

Bobbin Mill Limited Partnership
123 St. Paul Street
Burlington, VT 05401

RE: Soil Management Plan approval, 235 Pine Street, Burlington (SMS Site #2013-4377)

Dear BMLP,

Thank you for the opportunity to review the proposed Soil Management Plan prepared by KAS, Inc. for the Bobbin Mill Apartments, 235 Pine Street, Burlington Vermont. For purposes of tracking this work, the Vermont Department of Environmental Conservation has assigned site number **SMS 2013-4377**.

The proposed Soil Management Plan is approved.

Although a Soil Management Plan is not equivalent to a Corrective Action Plan, which typically involves a public comment period, we encourage redevelopers to voluntarily offer a public involvement opportunity.

The soil management measures offered will result in a coordinated combination of direct contact barriers. As the known conditions involve contaminants of low mobility, the VTDEC is satisfied that the measures will reduce the likelihood of dermal contact.

The VTDEC welcomes your efforts to undertake proper risk management measures as part of your redevelopment project. Upon completion of your redevelopment, and with evidence of the implementation of the risk management measures, and the recording of the proposed Land Use Control document, the VTDEC will issue a Sites Management Action Completed (SMAC) letter, closing the review process.

Should you need any clarification, or have any questions, please feel free to contact me at 802 522-5564, or at my email address (shown at the letterhead).

Sincerely

A handwritten signature in blue ink that reads "Hugo Martínez Cazón".

Hugo Martínez Cazón
Sites Management Section

RECEIVED

MAY 31 2013

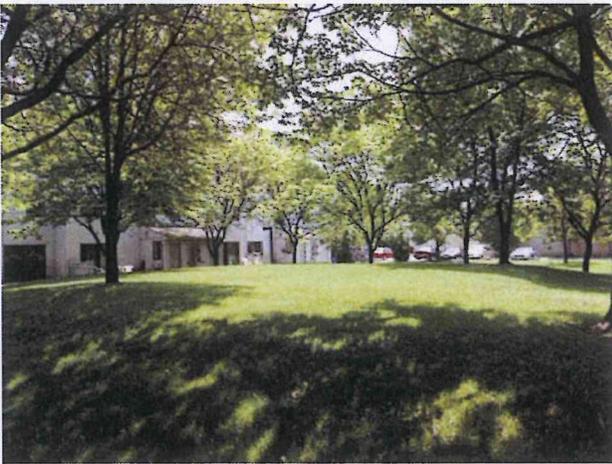
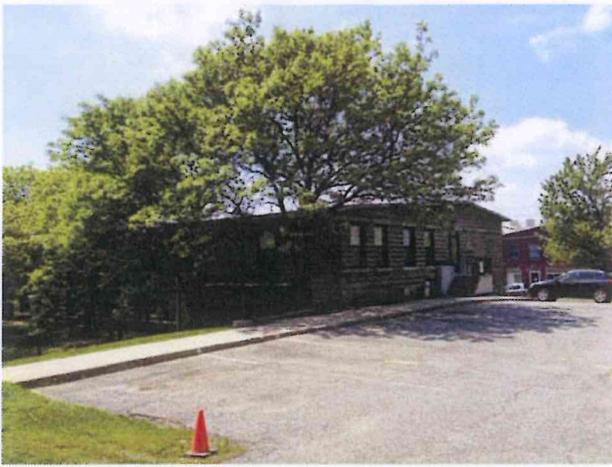
DEPARTMENT OF
PLANNING & ZONING



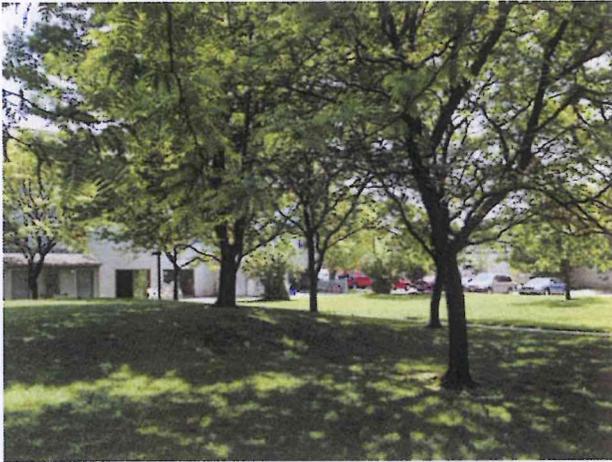
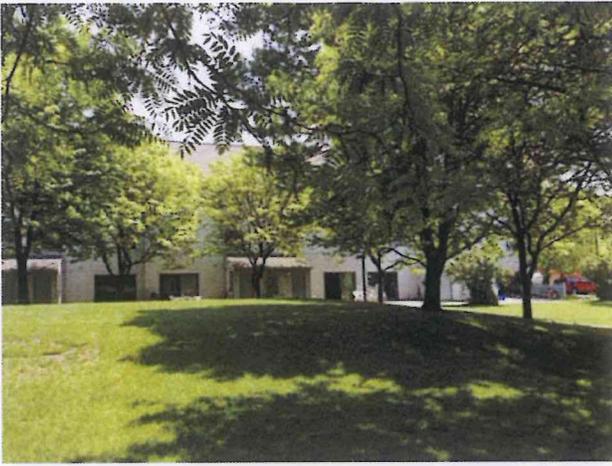
RIDGEVIEW

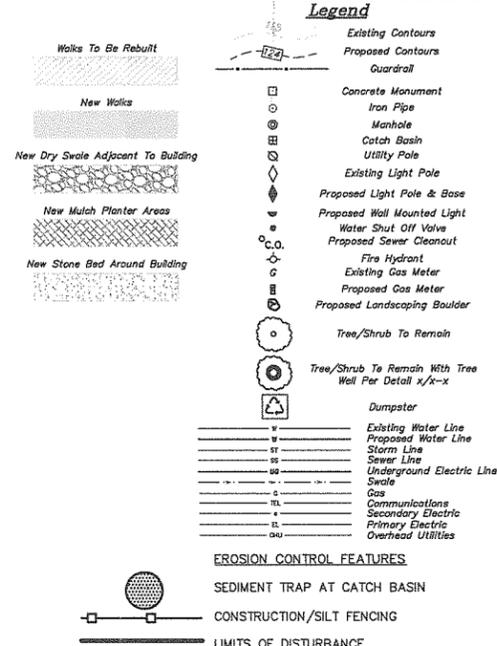
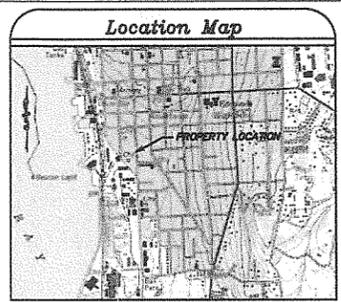
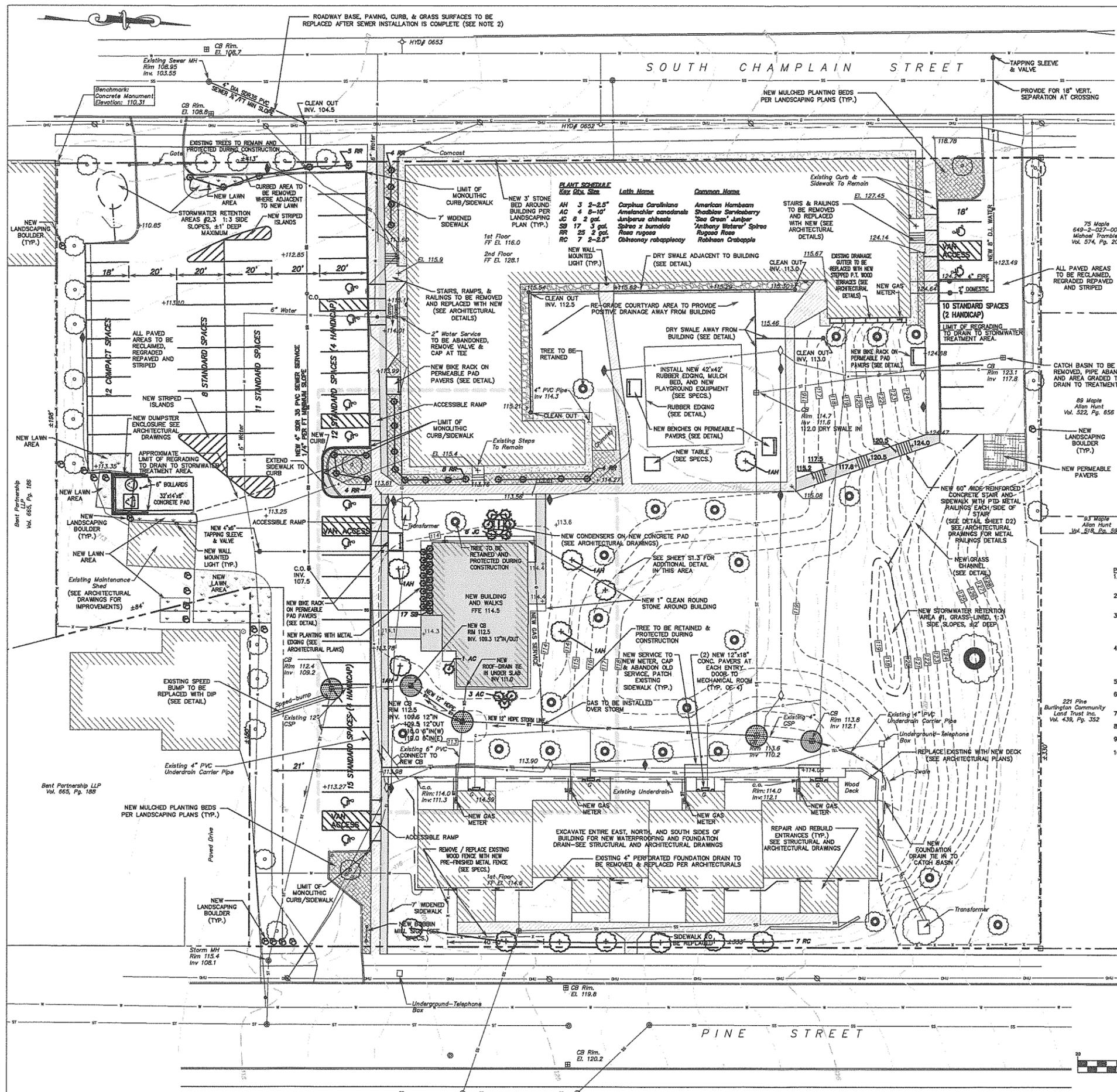
MAY 31 2013

DEPARTMENT OF ZONING



RECEIVED





- PROJECT NOTES:**
- ALL PAVED AREAS TO BE RECLAIMED, REGRADED REPAVED AND STRIPPED. RECLAMATION TO BE ASSESSED AT THE TIME OF CONSTRUCTION.
 - ALL EXISTING SURFACES AND FEATURES DISTURBED BY THE INSTALLATION OF UNDERGROUND UTILITIES TO BE REPAIRED AND REPLACED, INCLUDING PAVEMENTS, CURBS, SIDEWALKS, AND GRASS AREAS.
 - ALL EXISTING FREESTANDING SITE LIGHTING TO BE REPLACED AS SHOWN WITH NEW BASES, POLES AND TYPE 'A' POLE MOUNTED FIXTURES. LOCATIONS TO BE CONFIRMED ON SITE LIGHTING PLAN SEE ELECTRICAL DRAWINGS. ALL EXISTING ELECTRICAL CONDUIT/WIRING TO BE REMOVED OR ABANDONED IN-PLACE. INSTALL NEW UNDERGROUND PVC CONDUIT TO ALL NEW POLE LIGHTING - COORDINATE WITH ELECTRICAL DRAWINGS AND SPECIFICATIONS.
 - ALL EROSION CONTROL MEASURES TO BE IN CONFORMANCE WITH CITY OF BURLINGTON STANDARDS AND APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN. REFERENCE IS ALSO MADE TO THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL (2006). WORK AREAS ARE TO BE DEFINED AND ISOLATED AS NECESSARY WITH THE INSTALLATION OF CONSTRUCTION FENCING.
 - THE SITE MEETS THE CONDITIONS FOR "LOW RISK" AS DEFINED BY THE RISK EVALUATION FOR GENERAL PERMIT 3-9020.
 - BIKE RACKS, PLAYGROUND, AND BENCHES SHOWN ARE TO BE PER SPECIFICATIONS AND INSTALLED ON CONCRETE PIERS WHERE NOTED AND PERMEABLE PAVEMENT PADS WHERE NOTED TO MANUFACTURERS SPECIFICATIONS.
 - LOCATIONS OF GAS SERVICES LOCATED BY THE INFORMATION PROVIDED BY VERMONT GAS SYSTEMS
 - ALL TREES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION
 - ALL TREES TO BE REMOVED ARE TO BE MARKED AND REVIEWED WITH THE OWNER BEFORE TREE REMOVAL BEGINS.
 - PLAY AREA TO BE BUILT UP ABOVE GRADE, PLACE PERMEABLE GEOMEMBRANE (MIRAFI 140N OR APPROVED EQUAL) OVER EXISTING SOLS. PLACE CLEAN RUBBER BEDDING, MULCH, ETC. ABOVE GEOMEMBRANE.

Bobbin Mill Apartments
Pine Street
Burlington, VT 05401

OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

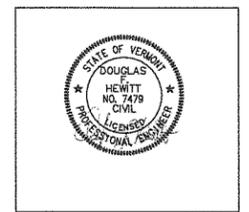
ARCHITECT:
S2 Architecture
5234 Shelburne Rd.
Shelburne, VT 05482
(802) 985-5595

CIVIL ENGINEER:
Summit Engineering, Inc.
1233 Shelburne Rd., C-2
South Burlington, VT 05403
(802) 658-5588

STRUCTURAL ENGINEER:
Hardy Structural Engineering, LLC
875 Roosevelt Hwy, Suite 130
Colchester, VT 05446
(802) 655-0755

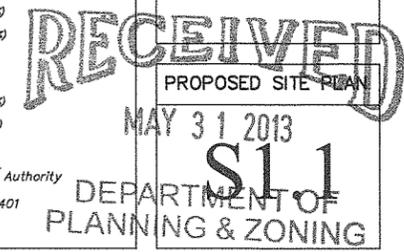
MECHANICAL ENGINEER:
Engineering Services of Vermont, LLC
9 Washington St.
Rutland, VT 05701
(802) 855-8091

ELECTRICAL ENGINEER:
Engineering Services of Vermont, LLC
9 Washington St.
Rutland, VT 05701

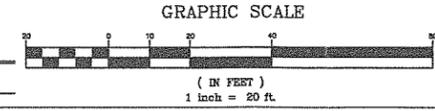


DATE: 5.1.13

REVISIONS



OWNER OF RECORD
Burlington Housing Authority
65 Main Street
Burlington, VT 05401
Vol. 262, Pg. 581
2.86 Acres



**Bobbin Mill
Apartments**
Pine Street
Burlington, VT 05401

OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

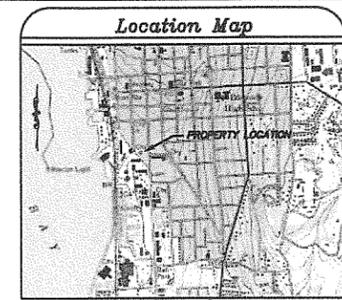
ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
(802) 985-5595

CIVIL ENGINEER:
Summit Engineering, Inc.
1233 Shelburne Rd., C-2
South Burlington, VT 05403
(802) 658-5588

STRUCTURAL ENGINEER:
Hardy Structural Engineering, LLC
875 Roosevelt Hwy, Suite 130
Colchester, VT 05446
(802) 655-0755

MECHANICAL ENGINEER:
Engineering Services of Vermont, LLC
9 Washington St.
Rutland, VT 05701
(802) 855-8091

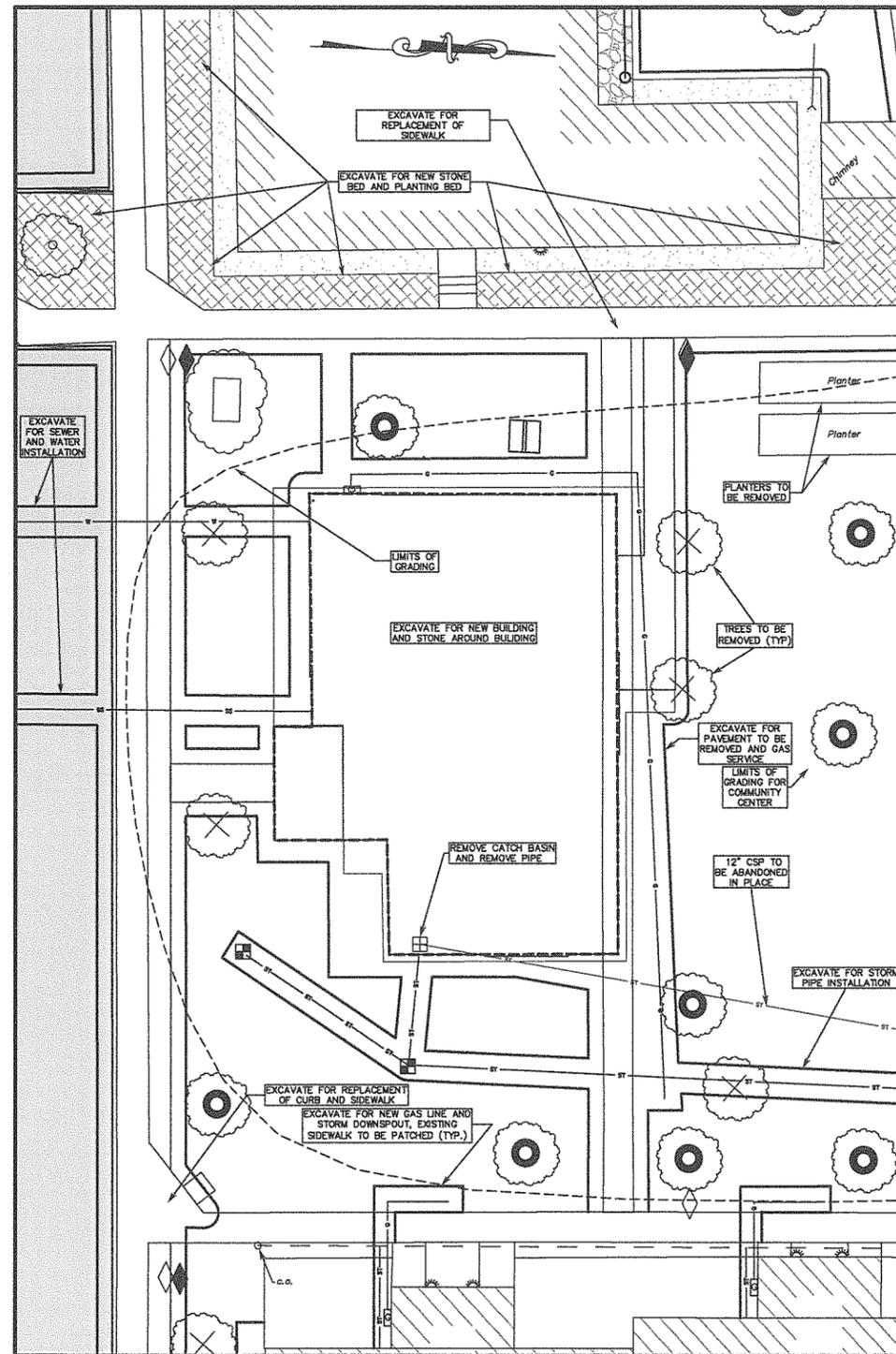
ELECTRICAL ENGINEER:
Engineering Services of Vermont, LLC
9 Washington St.
Rutland, VT 05701



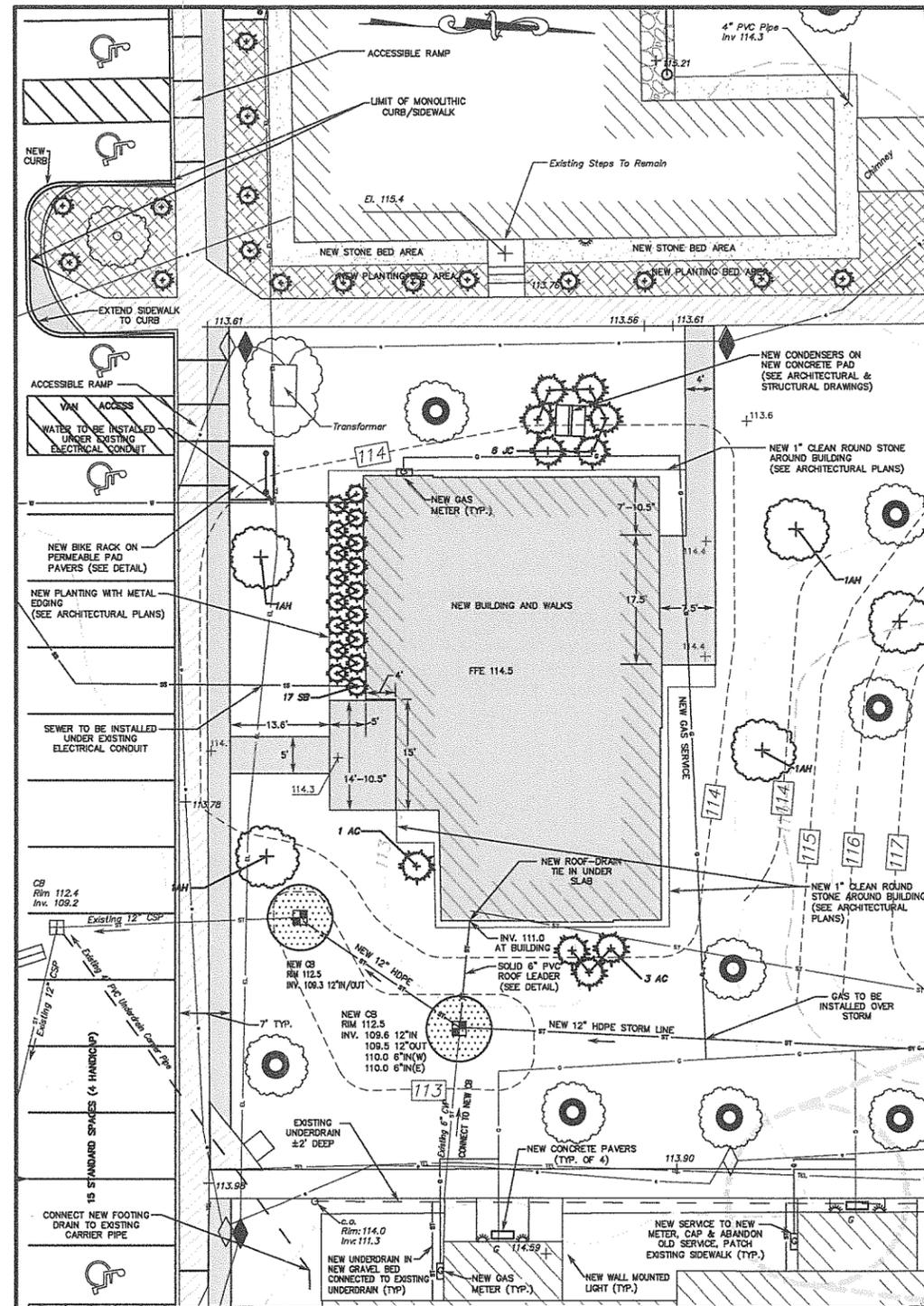
Legend

- Existing Contours
- Proposed Contours
- Guardrail
- Concrete Monument
- Iron Pipe
- Manhole
- Catch Basin
- Utility Pole
- Existing Light Pole
- Proposed Light Pole
- Proposed Wall Mounted Light
- Water Shut Off Valve
- Proposed Sewer Cleanout
- C.O.
- Fire Hydrant
- Existing Gas Meter
- Proposed Gas Meter
- Dumpster
- Tree/Shrub
- Tree/Shrub To Be Removed
- Tree/Shrub To Remain With Tree Well Per Detail x/x-x
- New Tree/Shrub
- Existing Water Line
- Proposed Water Line
- Storm Line
- Sewer Line
- Underground Electric Line
- Swale
- Existing Gas Line
- New Gas Line
- Communications
- Secondary Electric
- Primary Electric
- Overhead Utilities

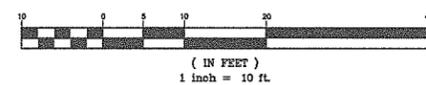
DEMOLITION PLAN



PROPOSED SITE PLAN



GRAPHIC SCALE

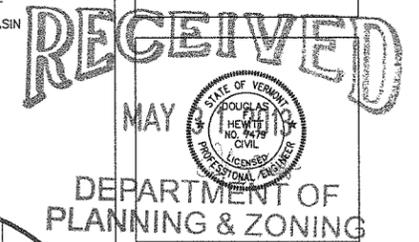


NOTE:
ALL TREES TO BE REMOVED ARE TO BE MARKED AND REVIEWED WITH THE OWNER BEFORE TREE REMOVAL BEGINS.

OWNER OF RECORD:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401
Vol. 282, Pg. 581
2.86 Acres

EROSION CONTROL FEATURES

- SEDIMENT TRAP AT CATCH BASIN
- CONSTRUCTION/SILT FENCING
- LIMITS OF DISTURBANCE
- Walks To Be Rebuilt
- New Walks

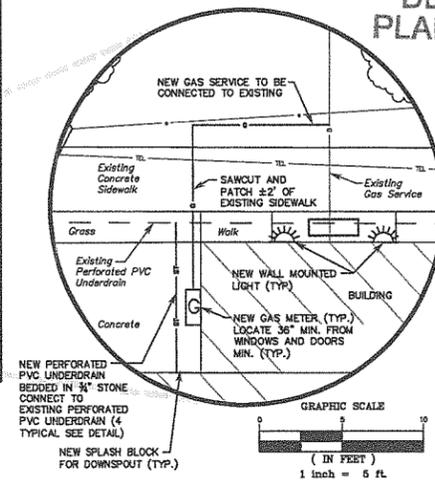


DATE: 5.1.13

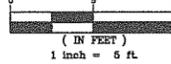
REVISIONS

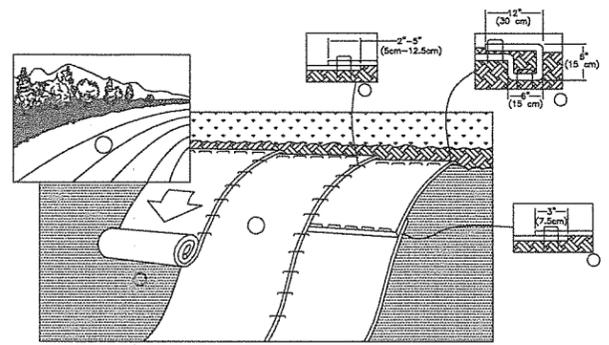
SITE/DEMOLITION PLAN

S1.3



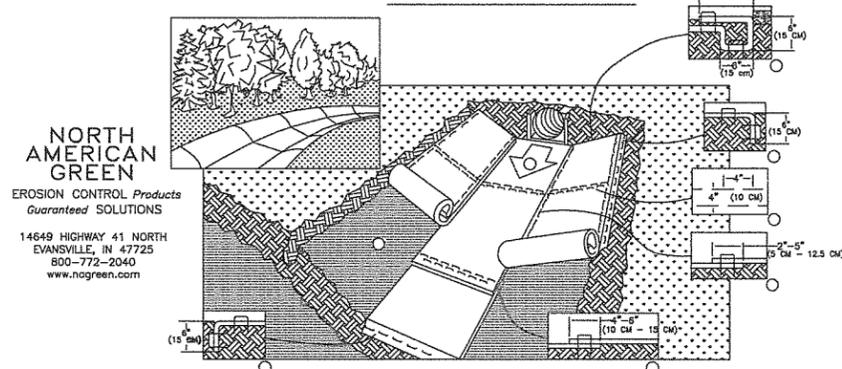
GRAPHIC SCALE





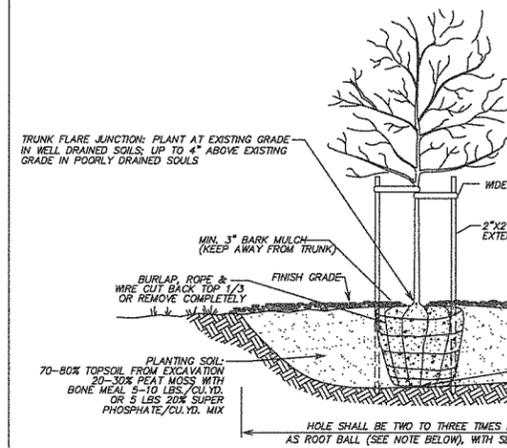
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCT (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED, DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5CM - 12.5CM) OVERLAP DEPENDING ON RECP'S TYPE.
4. CONSECUTIVE RECP'S SPUN DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ENTIRE RECP'S EDITH.

EROSION CONTROL MATTING - SLOPE INSTALLATION
N.T.S.



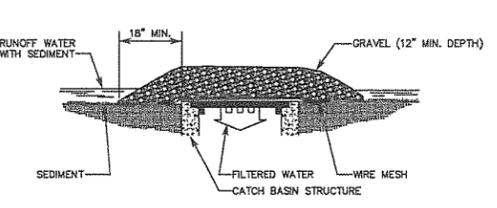
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED, DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP'S IN A 6" (15CM) DEEP X 6" (15CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30CM) ACROSS THE WIDTH OF THE RECP'S.
3. ROLL CENTER RECP'S IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP'S END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10CM - 15CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10CM) APART AND 4" (10CM) ON CENTER TO SECURE RECP'S.
5. FULL LENGTH EDGE OF RECP'S AT TOP OF SLOPE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN A 6" (15CM) DEEP X 6" (15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP'S MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5CM - 12.5CM) (DEPENDING ON RECP'S TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9M - 12M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10CM) APART AND 4" (10CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP'S MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN A 6" (15CM) DEEP X 6" (15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

EROSION CONTROL MATTING - CHANNEL INSTALLATION
N.T.S.



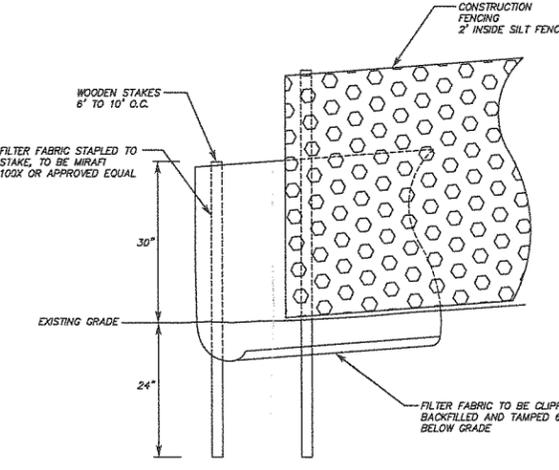
- Landscaping Notes:**
1. Landscape architect shall be notified to inspect proposed locations of plant material and condition of plant materials when delivered to site prior to installation.
 2. All plant material is to conform to the requirements of ANSI Z60.1 "American Standard for Nursery Stock" for quality, size, genus, species and variety shown on the planting plan.
 3. Landscape contractor shall be responsible for identifying locations of underground utilities prior to excavation for planting.

DECIDUOUS TREE PLANTING DETAIL
N.T.S.



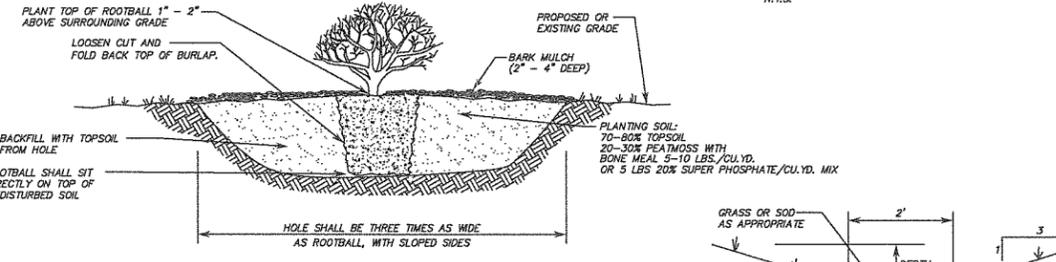
1. A WIRE MESH SHALL BE PLACED OVER THE DROP INLET OR CURB OPENING SO THAT THE ENTIRE OPENING AND A MINIMUM OF 12 INCHES AROUND THE OPENING ARE COVERED BY THE MESH. THE MESH MAY BE ORDINARY HARDWARE CLOTH OR WIRE MESH WITH OPENINGS UP TO 1/4 INCH.
2. THE WIRE MESH SHALL BE COVERED WITH CLEAN COARSE AGGREGATE SUCH AS CRUSHED STONE FOR A MINIMUM DEPTH OF 12 INCHES. CRUSHED STONE SHALL BE BEDDING STONE FOR SENSERS (ASTM STONE SIZE NO. 67). SEE SPECIFICATIONS.
3. THE COARSE AGGREGATE SHALL EXTEND AT LEAST 18 INCHES BEYOND ALL SIDES OF THE CATCH BASIN/DRAIN OPENING.
4. THIS SEDIMENTATION CONTROL SHALL BE UTILIZED AT ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM DISTURBED AREAS.
5. GEOTEXTILE BAG PRODUCTS DESIGNED FOR EROSION CONTROL AT CATCHBASINS ARE ACCEPTABLE ALTERNATIVES PROVIDED THEY ARE INSTALLED AND MAINTAINED PER MANUFACTURERS RECOMMENDATIONS.
6. SILT FENCING PROPERLY INSTALLED AND MAINTAIN AROUND CATCH BASINS IN GRASS AREAS IS AN ACCEPTABLE ALTERNATIVE.

SEDIMENTATION CONTROL AT CATCH BASIN
N.T.S.

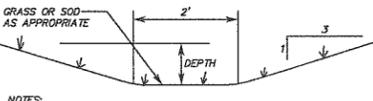


- NOTES:**
- INSTALL SILT FENCES AT TOES OF UNPROTECTED SLOPES AND AS PARALLEL TO CONTOURS AS POSSIBLE. CURVE THE ENDS OF THE FENCE UP INTO THE SLOPE. REMOVE SEDIMENT WHEN ACCUMULATED TO HALF THE HEIGHT OF THE FENCE. CONTRACTOR SHALL INSTALL SILT FENCES AT THE TOE OF ALL FILLED OR UNPROTECTED SLOPES CREATED DURING CONSTRUCTION. NOT NECESSARILY REFLECTED ON FINAL PLANS. SILT FENCES ARE TO BE MAINTAINED UNTIL SLOPES ARE STABILIZED, AND REMAIN THE PROPERTY OF THE CONTRACTOR.

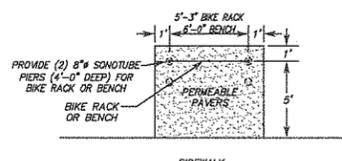
SILT/CONSTRUCTION FENCE EROSION CONTROL TYPICAL
N.T.S.



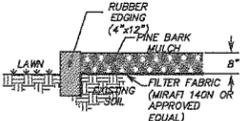
CONTAINER-GROWN SHRUB PLANTING TYPICAL
N.T.S.



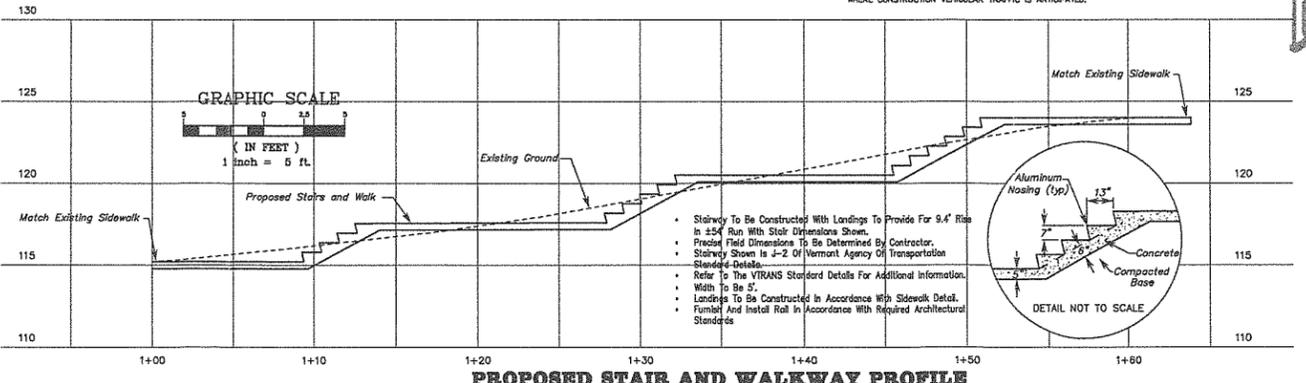
GRASS SWALE/STORMWATER TREATMENT AREA TYPICAL
N.T.S.



BIKE RACK AND BENCH DETAIL
N.T.S.



EDGING AND PLAYGROUND DETAIL
N.T.S.



PROPOSED STAIR AND WALKWAY PROFILE

EROSION PREVENTION AND SEDIMENT CONTROL STABILIZATION NOTES:

1. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT 2 TONS PER ACRE. MULCH SHALL CONSIST OF AIR-DRIED HAY OR STRAW FREE OF SEEDS AND COARSE MATERIALS.
2. TOPSOIL PILES SHALL BE MULCHED AND RINGED WITH SILT FENCE.
3. DISTURBED SOILS TO BE STABILIZED AS FOLLOWS:

CHANNEL SLOPE	LINING
1% TO 5%	NORTH AMERICAN GREEN S150
> 5%	STONE RIP RAP
SIDE SLOPES	LINING
< 1	MULCH
>= 1	NORTH AMERICAN GREEN S150 OR EQUAL
>= 2	NORTH AMERICAN GREEN SC250 OR EQUAL
4. LIME MAY BE APPLIED TO ACHIEVE SOIL PH OF 6.5 FOR AREAS TO BE SEEDED.
5. APPLY COMMERCIAL FERTILIZER AT 1.0 LBS/1,000SQ. FT OF N20, P5 AND K20, IF REQUIRED.
6. LIME AND FERTILIZER SHALL BE MIXED THOROUGHLY INTO THE SEEDBED DURING SOIL PREPARATION.
7. GRASSSED CHANNELS SHALL HAVE A MIN. OF 4" OF TOPSOIL PRIOR TO SEEDING.
8. DISTURBED SOILS SHALL BE SEEDDED ACCORDING TO THE FOLLOWING TABLE:

SEEDING RATES FOR TEMPORARY STABILIZATION:			
APRIL - 15 - SEPT. 15: RYEGRASS (ANNUAL OR PERENNIAL: 20 LBS/ACRE)			
SEPT. 15 - APRIL 15: WINTER RYE (120 LBS/ACRE)			
SEEDING RATES FOR FINAL STABILIZATION:			
CHOOSE FROM:	VARIETY	LBS./ACRE	LBS./1000 SQ. FT.
BIRDSFOOT TREFLOE	EMPIRE/PARDEE	5*	0.1
OR			
COMMON WHITE CLOVER	COMMON	8	0.2
PLUS			
TALL FESCUE	KY-31/REBEL	10	0.25
PLUS			
REDTOP	COMMON	2	0.05
OR			
RYEGRASS (PERENNIAL)	PENNSYLVANIA	5	0.1

* - MIX 2.5 LBS. EACH OF EMPIRE AND PARDEE OR 2.5 LBS. OF BIRDSFOOT AND 2.5 LBS. WHITE CLOVER PER ACRE.

LIMIT-OF-DISTURBANCE CORDON CONSTRUCTION NOTES:

1. LIMIT OF DISTURBANCE CORDON SHALL BE 3-FOOT HIGH ORANGE "CONSTRUCTION" SAFETY FENCE OR APPROVED EQUIVALENT, AND SHALL BE LOCATED AS SHOWN ON THE APPLICABLE PHASE PLAN. INSTALLATION OF PERMANENT SECURITY FENCING IS ALSO ACCEPTABLE.
2. SAID FENCE SHALL BE SUPPORTED BY STEEL "U" OR "I" POSTS PLACED AT MAXIMUM 16-FOOT INTERVALS.
3. FENCE SHALL BE WIRE OR "ZIP" TIED TO THE SUPPORT POSTS.
4. THE FENCE SHALL BE MAINTAINED IN A WORKMAN LIKE MANNER, AND SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION IS ACHIEVED.

EROSION PREVENTION AND SEDIMENT CONTROL CONSTRUCTION NOTES:

1. NEW LOT OWNERS/CONTRACTORS MUST COMPLY WITH THE EROSION PREVENTION AND SEDIMENT CONTROL STANDARDS OF THE CITY OF BURLINGTON.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED.
3. ALL AREAS MUST HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 DAYS OF INITIAL DISTURBANCE. AFTER THIS TIME ANY DISTURBANCE IN THE AREA MUST BE STABILIZED AT THE END 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 WITHIN THE NEXT 24 HOURS.
 - STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (E.G. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION, UTILITY TRENCHES)
4. ALL EROSION CONTROL MEASURES MUST BE INSPECTED AT A FREQUENCY OF EVERY 7 DAYS OR WITHIN 24 HOURS OF A PRECIPITATION EVENT CAUSING RUNOFF TO LEAVE CONSTRUCTION SITE, AND REPAIRED AS NECESSARY.

ADDITIONAL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED DURING THE WINTER CONSTRUCTION SEASON IF EARTH DISTURBANCE IS PLANNED DURING THIS TIME (OCTOBER 15TH TO APRIL 15TH). CONTRACTOR/LANDOWNER SHALL READ AND UNDERSTAND THE FOLLOWING ITEMS:

1. NON-VEGETATIVE PROTECTION MUST BE INSTALLED AFTER SEPTEMBER 15TH TO BARE SOILS INCLUDING EROSION CONTROL BLANKETS AND/OR HEAVY MULCH LAYER.
2. APPLY A MINIMUM OF 3 INCHES OF MULCH WITH AN 80-90% GROUND COVER. MULCH SHALL BE TRACKED OR STABILIZED WITH NETTING IN OPEN AREAS VULNERABLE TO WIND.
3. PROVIDE ENLARGED ACCESS POINTS TO THE SITE, STABILIZED TO PROVIDE FOR SNOW STOCKPILING.
4. LIMITS OF DISTURBANCE MOVED OR REPLACED TO REFLECT BOUNDARY OF WINTER WORK.
5. CLEARED SNOW SHALL BE STOCKPILED DOWNSLOPE OF ALL AREAS OF DISTURBANCE AND OUT OF STORMWATER TREATMENT STRUCTURES.
6. A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED ON PERMETER CONTROLS SUCH AS SILT FENCE.
7. IN AREAS OF DISTURBANCE THAT DRAIN TO A WATERBODY WITHIN 100 FEET, TWO ROWS OF SILT FENCE MUST BE INSTALLED ALONG THE CONTOUR.
8. GRASSSED STRUCTURES MUST BE KEPT FREE AND CLEAR OF SNOW AND ICE DAMS.
9. SILT FENCE AND OTHER PRACTICES MUST BE INSTALLED AHEAD OF FROZEN GROUND.
10. DISTURBED SOILS MUST BE STABILIZED AT THE END OF EACH WORK DAY, UNLESS NO PRECIPITATION IS FORECAST WITHIN 24 HOURS AND WORK WILL RESUME WITHIN 24 HOURS IN THE SAME DISTURBED AREA. IN AREAS THAT COLLECT AND RETAIN RUNOFF SUCH AS HOUSE FOUNDATIONS AND UTILITY TRENCHES DAILY STABILIZATION IS NOT REQUIRED.
11. PRIOR TO STABILIZATION SNOW AND ICE SHALL BE REMOVED TO LESS THAN 1 INCH THICKNESS.
12. USE STONE TO STABILIZE AREAS SUCH AS THE PERIMETER OF BUILDINGS UNDER CONSTRUCTION OR WHERE CONSTRUCTION VEHICULAR TRAFFIC IS ANTICIPATED.

Bobbin Mill Apartments
Pine Street
Burlington, VT 05401

OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
(802) 985-5595

CIVIL ENGINEER:
Summit Engineering, Inc.
1233 Shelburne Rd. C-2
South Burlington, VT 05403
(802) 658-5588

STRUCTURAL ENGINEER:
Hardy Structural Engineering, LLC
875 Roosevelt Hwy, Suite 130
Colchester, VT 05446
(802) 655-0755

MECHANICAL ENGINEER:
Engineering Services of Vermont, LLC
9 Washington St.
Rutland, VT 05701
(802) 855-8091

ELECTRICAL ENGINEER:
Engineering Services of Vermont, LLC
9 Washington St.
Rutland, VT 05701



RECEIVED
DATE: MAY 31 2013
REVISIONS

DEPARTMENT OF PLANNING & ZONING

LANDSCAPE AND EROSION CONTROL DETAILS

D2

