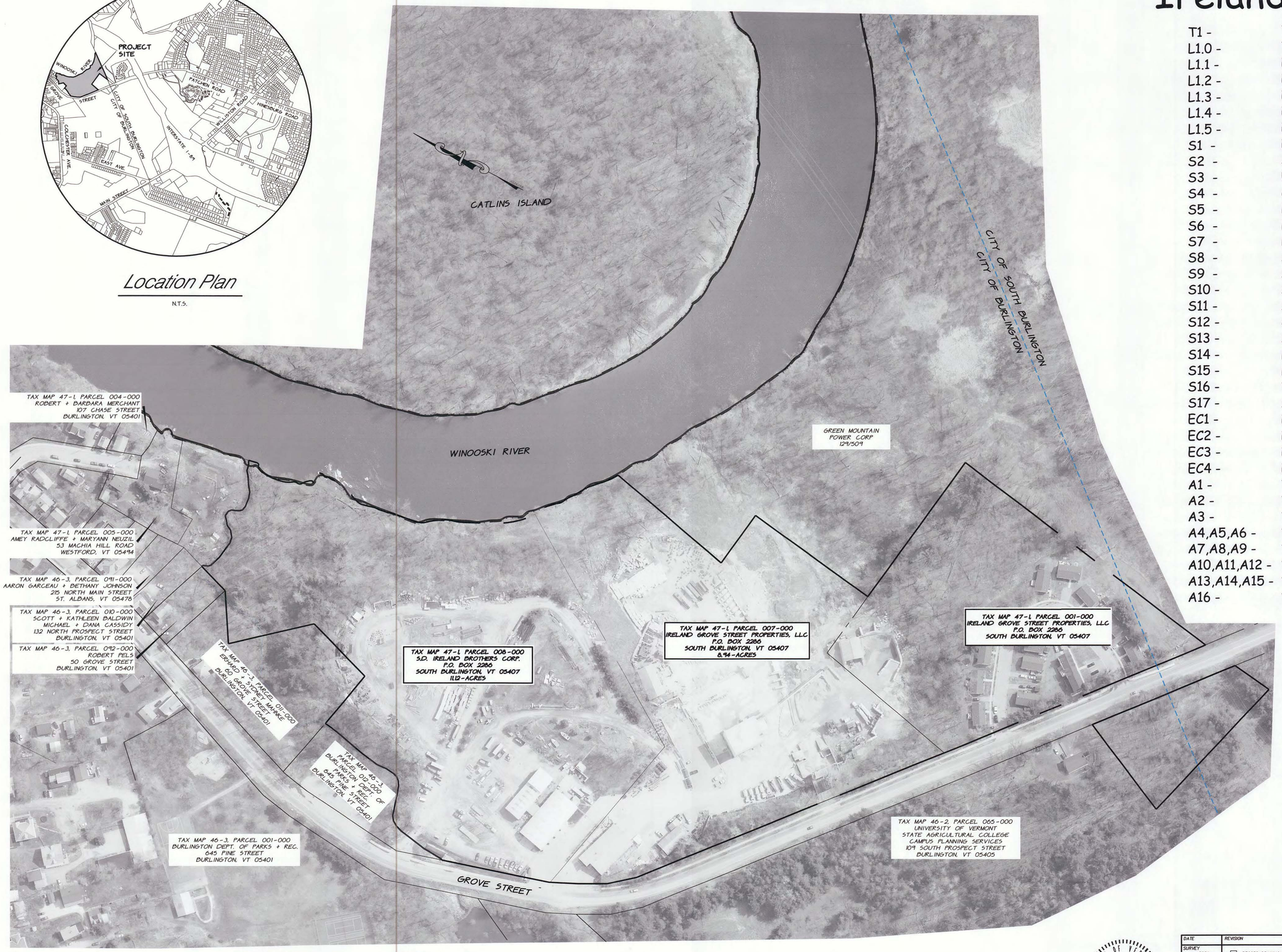
Ireland Property

Location Plan

N.T.S.



T1 -	Title Sheet
L1.0 -	Tree Planting Plan
L1.1 -	Enlarged Planting Plan - Zone 1
L1.2 -	Enlarged Planting Plan - Zone 2
L1.3 -	Enlarged Planting Plan - Zone 3
L1.4 -	Enlarged Planting Plan - Zone 4
L1.5 -	Enlarged Planting Plan - Zone 5
S1 -	Existing Conditions Plan
S2 -	Site Plan
S3 -	Utility Plan
S4 -	Grading Plan
S5 -	Pedestrian Plan 1
S6 -	Pedestrian Plan 2
S7 -	Pedestrian Plan 3
S8 -	Street Sewer Plan & Profile
S9 -	Sewer Plan & Profile - Upper
S10 -	Sewer Plan & Profile - Transition
S11 -	Sewer Plan & Profile - Lower
S12 -	Colchester Court Water Plan
S13 -	Sewer Details
S14 -	Pump Station Details
S15 -	Parking Details
S16 -	Water Details
S17 -	Stormwater and Erosion Control Details
EC1 -	Erosion Control Pre-Construction Plan
EC2 -	Erosion Control Construction Plan
EC3 -	Erosion Control Post-Construction Plan
EC4 -	Erosion Control Culvert Removal
A1 -	Typical Front Building Elevations A,B,C,D,E,F
A2 -	Typical Rear Inside Elevations A,B,C,D,E,F
A3 -	Typical Garage Floor Plan A,B,C,D,E,F
A4,A5,A6 -	Typical Front, Side, Rear Building Elevations J,K
A7,A8,A9 -	Typical Front, Side, Rear Building Elevations I
A10,A11,A12 -	Typical Front, Side, Rear Building Elevations G,H
A13,A14,A15 -	Typical Front, Side, Rear Building Elevations L
A16 -	Typical Exterior Materials

Owners & Applicants

S.D IRELAND BROTHERS CORP.
C/O SCOTT IRELAND
P.O. BOX 2286
SOUTH BURLINGTON, VERMONT 05407

IRELAND GROVE STREET PROPERTIES, LLC
C/O SCOTT IRELAND
P.O. BOX 2286
SOUTH BURLINGTON, VERMONT 05407

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Development Consultant

PATRICK O'BRIEN DEVELOPEMENT LLC
C/O PATRICK O'BRIEN
200 OLD FARM ROAD
SOUTH BURLINGTON VERMONT 05403

Landscape Architect

WAGNER-HODGSON
C/O JEFF HODGSON, ASLA
7 MARBLE AVENUE
BURLINGTON VERMONT 05401

Civil Engineer

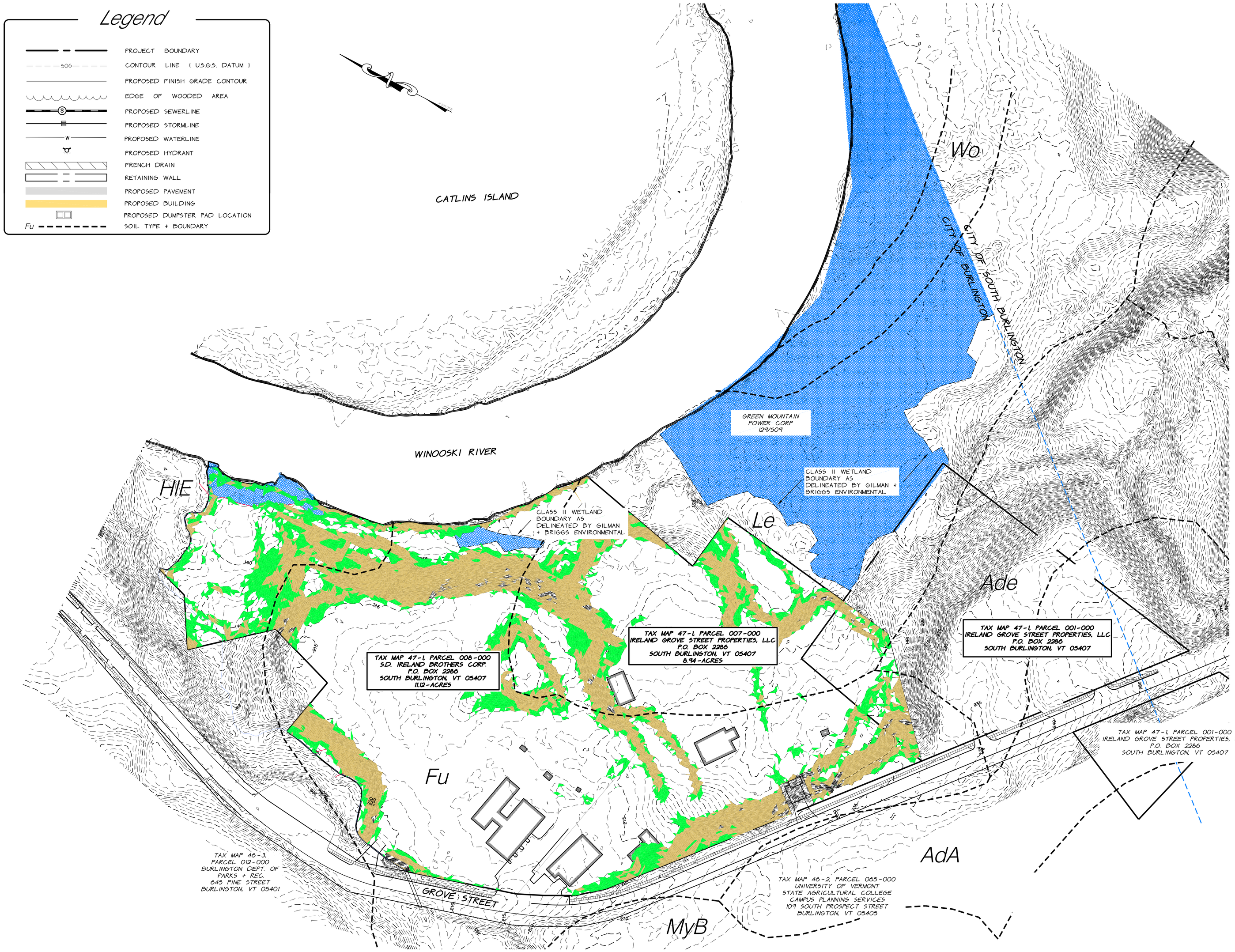
O'LEARY-BURKE CIVIL ASSOCIATES
C/O PAUL O'LEARY, PE
1 CORPORATE DRIVE
ESSEX JCT VERMONT 05452

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	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	JOB# 2011-52
DRAWN: BJB/BWC	1 CORPORATE DRIVE, SUITE 1 ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: poleary@olearyburke.com	FILE 2011-52-S9
CHECKED: PJO	IRELAND PROPERTY — Grove Street — Burlington, VT	PLAN SHEET #
SCALE: 1"=100'	TITLE SHEET	T1

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



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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

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

DATE	REVISION		BY
SURVEY OBCA	☐ RECORD DRAWING ■ PRELIMINARY ☐ FINAL ☐ SKETCH/CONCEPT	IRELAND PROPERTY	DATE 10-1-13
DESIGN OTHERS/OBCA		Grove Street Burlington, VT	JOB# 2011-52
DRAWN BJB/BWC	O'LEARY-BURKE CIVIL ASSOCIATES, PLC		FILE 2011-52-S9
CHECKED PJO	1 CORPORATE DRIVE, SUITE 1 ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: poleary@olearyburke.com	EXISTING CONDITIONS PLAN	PLAN SHEET # S1
SCALE 1"=100'			

Legend

- PROJECT BOUNDARY
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- PROPOSED SEWERLINE
- PROPOSED STORMLINE
- 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

STATE OF VERMONT
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REGISTERED
PROFESSIONAL ENGINEER

DATE	REVISION		BY
SURVEY DBCA	☐ RECORD DRAWING ☐ FINAL	■ PRELIMINARY ☐ SKETCH/CONCEPT	DATE 10-1-13
DESIGN OTHERS/DBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	IRELAND PROPERTY	JOB# 2011-52
DRAWN BJB/BWC	1 CORPORATE DRIVE, SUITE 1 ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: poleary@olearyburke.com	Grove Street — Burlington, VT	FILE 2011-52-S9
CHECKED PJO		SITE PLAN	PLAN SHEET #
SCALE 1"=40'			S2

Legend

- PROJECT BOUNDARY
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- PROPOSED SEWERLINE
- PROPOSED STORMLINE
- PROPOSED WATERLINE
- PROPOSED HYDRANT
- FRENCH DRAIN
- 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.

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

DATE	
SURVEY	OBCA
DESIGN	OTHERS/OBCA
DRAWN	BJB/BWC
CHECKED	PJO
SCALE	1"=40'

REVISION
- RECORD DRAWING
- FINAL
- PRELIMINARY
- SKETCH/CONCEPT

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

UTILITY PLAN

BY	
DATE	10-1-13
JOB#	2011-52
FILE	2011-52-S9
PLAN SHEET #	S3

Legend

- PROJECT BOUNDARY
- CONTOUR LINE (U.S.G.S. DATUM)
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- Fu SOIL TYPE + BOUNDARY

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

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

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC

1 CORPORATE DRIVE, SUITE 1
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IRELAND PROPERTY

Grove Street — Burlington, VT

GRADING PLAN

LINCOLN BROWN ILLUSTRATION

LINCOLN BROWN ILLUSTRATION