

Areas			
Total Lot	28,427.9 s.f.	0.61 acre	100%
Paved Area	10,143.7 s.f.	0.23 acre	38.4%
Gravel Parking	4,555.0 s.f.	0.10 acre	17.2%
Building Area	4,741.5 s.f.	0.11 acre	17.9%
Total Impervious	19,440.2 s.f.	0.45 acre	73.6%
Pervious Area	6,987.6 s.f.	0.16 acre	28.4%

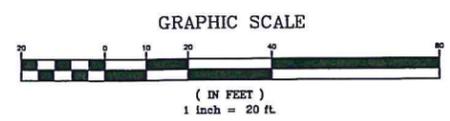
LEGEND

---	Property/R.O.W. Line
---	Overhead Utility Line
---	Gas Line
---	Water Line
---	Sanitary Line
---	Storm Line
⊘	Utility Pole
⊠	Concrete Monument
⊞	Rebar Found
⊞	Storm Catch Basin
⊞	Gate Valve
⊞	Manhole
⊞	Gas Valve
⊞	Traffic Light Base
+	Spot Elevation

- Reference Plans**
- "Englesby Farm" plan of the former Flynn Estate property by A.R. Dow, CE dated May, 1899 and recorded in Vol. 120, Pg. 55 of the Burlington City Land Records
 - "Plot of Survey - BCCOH Realty, LLC" by Civil Engineering Assoc., Inc. last dated 2/26/07 and recorded in Map Slide 419B of the Burlington City Land Records
 - "Property Survey Plat - G&C Properties, LLC" by Summit Engineering, Inc. dated 11/4/10, last revised 7/14/11
- Note: Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1899 plan shows the easterly line to be parallel with Shelburne Road which coincides with apparent usage.

Horizontal and Vertical information shown hereon are related to NAD 83(2007) and NAVD 88 datums based upon this Station "ANTHONY" and upon Station "PUMP STA PINE" located on the easterly side of Pine St. opposite Lakeside Ave.

ANTHONY Elevation = 111.29' NAVD 88



Notes:
 It is noted that no site assessment of hazardous or other waste materials has been made and S.E. takes no responsibility for any materials or conditions that may exist on this site.
 The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.
 Underground locations shown are drawn from structure to structure or located per City Public Works plans.
 All utility services enter this lot through a public right-of-way or recorded easement.

Owner of Record
 G&C Properties, LLC
 316 Flynn Ave.
 Burlington, Vermont
 Tax Map Parcel No. 057-4-066-000
 Bk. 1151, Pg. 457
 16,420 Sq. Ft. (0.377 Acres)
 10,006 SF License From City
 Total 26,426 SF (0.474 Acres)

Redstone

Snyder Homes
 Great neighborhoods to come home to

4076 Shelburne Road, Suite 6
 Shelburne, Vermont 05482
 p 802.985.5722 - f 802.497.0701
 www.SnyderHomesVT.com

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PINE & FLYNN
 DEVELOPMENT

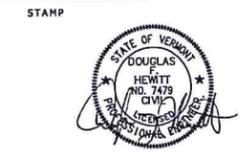
LOCATION
 316 FLYNN AVE (CORNER OF PINE & FLYNN)
 BURLINGTON, VERMONT

OWNER
 G & C PROPERTIES
 BURLINGTON, VERMONT
 TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER

 SUMMIT ENGINEERING, INC.
 Engineers • Surveyors • Planners • Landscape Architects
 1233 Shelburne Road, 22
 South Burlington, VT 05403
 (802) 658-5088



Issue	Date	Issue	Date

Drawing Title EXISTING CONDITIONS PLAN
 Project No. 8163 Drawn By: BEG Date: 6/29/15 Scale: 1"=20'

Drawing No.
 EC1

G&C Properties LLC
316-322 Flynn Avenue, Burlington, VT
Water and Sanitary Sewer Basis of Design
June 1, 2016

Existing Water/Sewer Design Flow

Water and Wastewater: (as permitted WW-4-2919)
Convenience store with deli and 12 seats of restaurant:
= 656 gpd sewer
= 783 gpd water

Proposed Water/Sewer Design Flow

	Sewer Flow	Water Flow
New Residential Apartments: thirty units @ 210 gpd/bedroom thirty units @ 75gpd/person (2pp/br)	6,300 gpd	4,500 gpd
Commercial Space:	510 gpd	510 gpd
Total	6,810 gpd	5,010 gpd

Deduction of flows previously attributed to an independent convenience store and deli with sit-down restaurant: -216 Sewer -243 Water



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**DEPARTMENT OF
PLANNING & ZONING**

CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION
316 FLYNN AVE (CORNER OF PINE & FLYNN
BURLINGTON, VERMONT

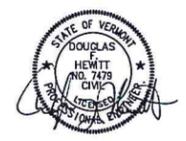
OWNER
G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER



STAMP



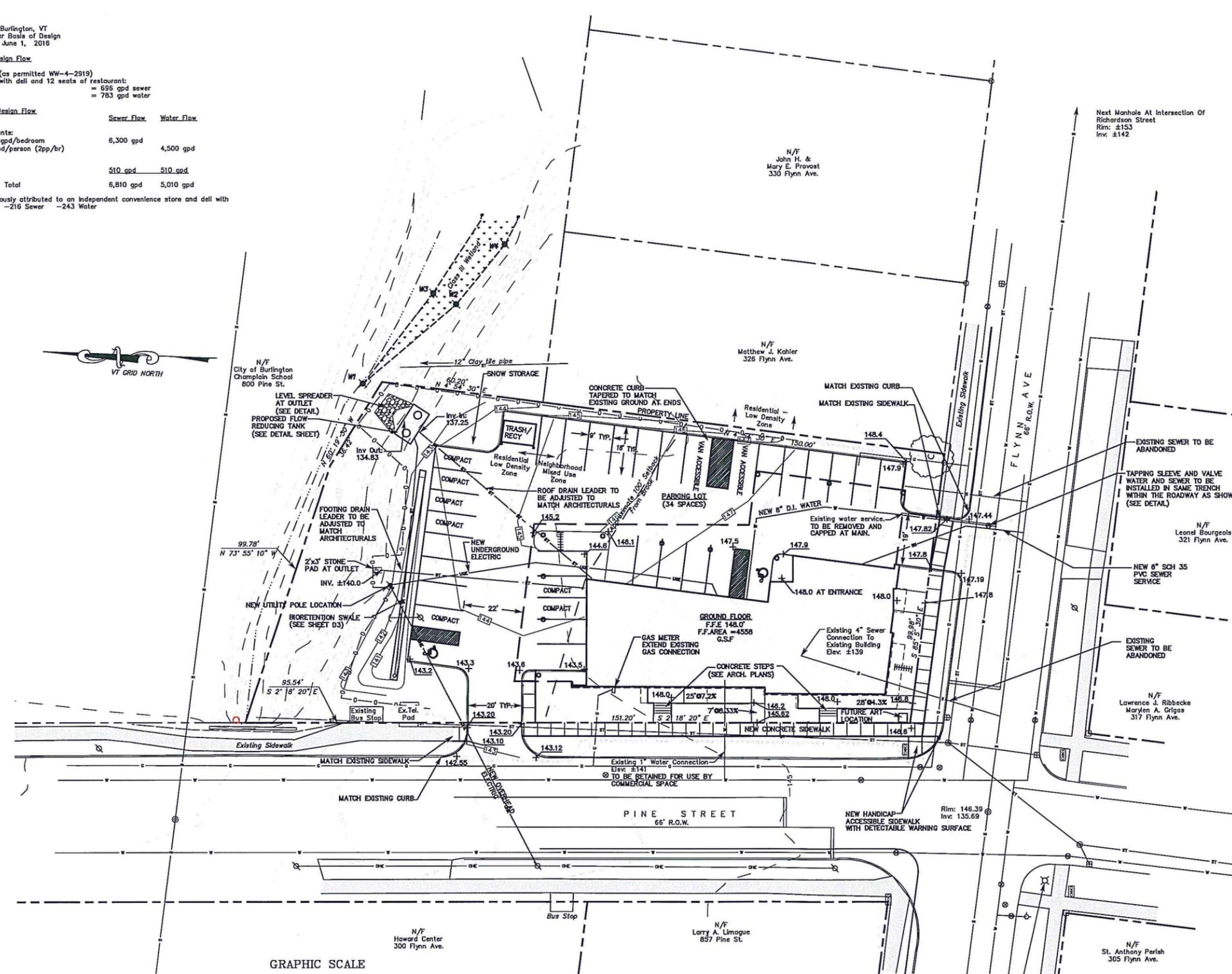
Issue	Date	Issue	Date

Project

Drawing Title **SITE PLAN**

Project No. 8163 Drawn by: BGG/DF Date: 6/29/16 Scale: 1"=20'

Sheet No. **S1**



LEGEND

---	Property/R.O.W. Line
---	Overhead Utility Line
---	NEW UNDERGROUND UTILITY LINE
---	Gas Line
---	Existing Water Line
---	NEW WATER LINE
---	NEW SANITARY LINE
---	Existing Sanitary Line
---	Storm Line
---	NEW FENCE
---	PROPOSED SILT FENCE
---	Construction Limits
---	Class III Wetland
---	Existing Contours
---	PROPOSED CONTOURS
---	Utility Pole
---	Concrete Monument
---	Rebar Found
---	Catch Basin
---	Existing Gate Valve
---	PROPOSED GATE VALVE
---	Manhole
---	Gas Valve
---	Traffic Light
---	Existing Spot Elevation
---	PROPOSED SPOT ELEVATION
---	PROPOSED LIGHT POLE
---	PROPOSED CATCH BASIN

Total Existing Lot Coverage

Category	Area (s.f.)	Area (acres)	Percentage
Total Lot	26,424 s.f.	0.61 acres	100%
Paved Area	14,697 s.f.	0.34 acres	55.6%
Building Area	4,742 s.f.	0.11 acres	18.0%
Total Coverage	19,439 s.f.	0.45 acres	73.6%
Total Pavement	6,955 s.f.	0.16 acres	26.4%

Total Proposed Lot Coverage

Category	Area (s.f.)	Area (acres)	Percentage
Total Lot	26,424 s.f.	0.61 acres	100%
Paved Area	7,824 s.f.	0.18 acres	29.6%
Building Area	9,724 s.f.	0.22 acres	36.8%
Total Coverage	17,120 s.f.	0.39 acres	64.8%
Total Pavement	9,304 s.f.	0.21 acres	35.2%

Lot Coverage Low Density Residential (RL) Zone

Category	Existing	Proposed
Total Area	10,007 s.f. 100%	10,007 s.f. 100%
Paved Area	4,381 s.f. 43.8%	3,524 s.f. 35.2%
Building Area	0 s.f. 0.0%	0 s.f. 0%
Total Coverage	4,381 s.f. 43.8%	3,524 s.f. 35.2%

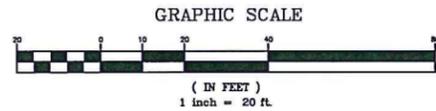
Proposed Gross Floor Area 3,594 s.f. FAR = 0.36

Lot Coverage Neighborhood Mixed Use (NMU) Zone

Category	Existing	Proposed
Total Area	16,417 s.f. 100%	16,417 s.f. 100%
Paved Area	10,338 s.f. 63.0%	9,038 s.f. 55.0%
Building Area	4,601 s.f. 28.0%	4,558 s.f. 27.8%
Total Coverage	14,939 s.f. 91.0%	13,596 s.f. 82.8%

Proposed Gross Floor Area 12,702 s.f. FAR = 0.77

GROUND FLOOR: 4,980 S.F. GROSS FLOOR AREA COMMERCIAL
4,358 S.F. GROSS FLOOR AREA RESIDENTIAL
2ND FLOOR: 9,298 S.F. GROSS FLOOR AREA RESIDENTIAL
3RD FLOOR: 9,298 S.F. GROSS FLOOR AREA RESIDENTIAL
ROOF: 2,531 S.F. GROSS FLOOR AREA RESIDENTIAL
30,891 S.F.



Horizontal and Vertical Information shown hereon are related to NAD 83(2007) and NAVD 88 datums based upon this Station "ANTHONY" and upon Station "PUMP STA PINE" located on the easterly side of Pine St. opposite Lakeside Ave.
"ANTHONY" Elevation = 111.29' NAVD 88

Notes:
It is noted that no site assessment of hazardous or other waste materials has been made and S.E. takes no responsibility for any materials or conditions that may exist on this site.
The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.
Underground locations shown are drawn from structure to structure or located per City Public Works plans.
All utility services enter this lot through a public right-of-way or recorded easement.
Class Three wetland delineated by Jeffrey Severson, Principal Ecologist from Goldedge Environmental Services, Inc. on 7/8/11. Wetland delineation and Class Three wetland designation reviewed and approved by Julie Foley, ANR District Wetlands Ecologist on 7/12/11. Field located from flag W1 found 3/6/15 by Summit Engineering, and flags W2-W4, which identify approximate wetland boundary locations re-established by Jeffrey Severson on 3/6/15.

Reference Plans

- "Engleby Farm" plan of the former Flynn Estate property by A.R. Dow, CE dated May, 1899 and recorded in Vol. 120, Pg. 55 of the Burlington City Land Records
- "Plot of Survey - BCCDH Realty, LLC" by Civil Engineering Assoc., Inc. last dated 2/29/07 and recorded in Map Slide 4198 of the Burlington City Land Records
- "Property Survey Plat - G&C Properties, LLC" by Summit Engineering, Inc. dated 11/4/10, last revised 7/14/11

Note: Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1899 plan shows the easterly line to be parallel with Shelburne Road which coincides with appurtenant usage.

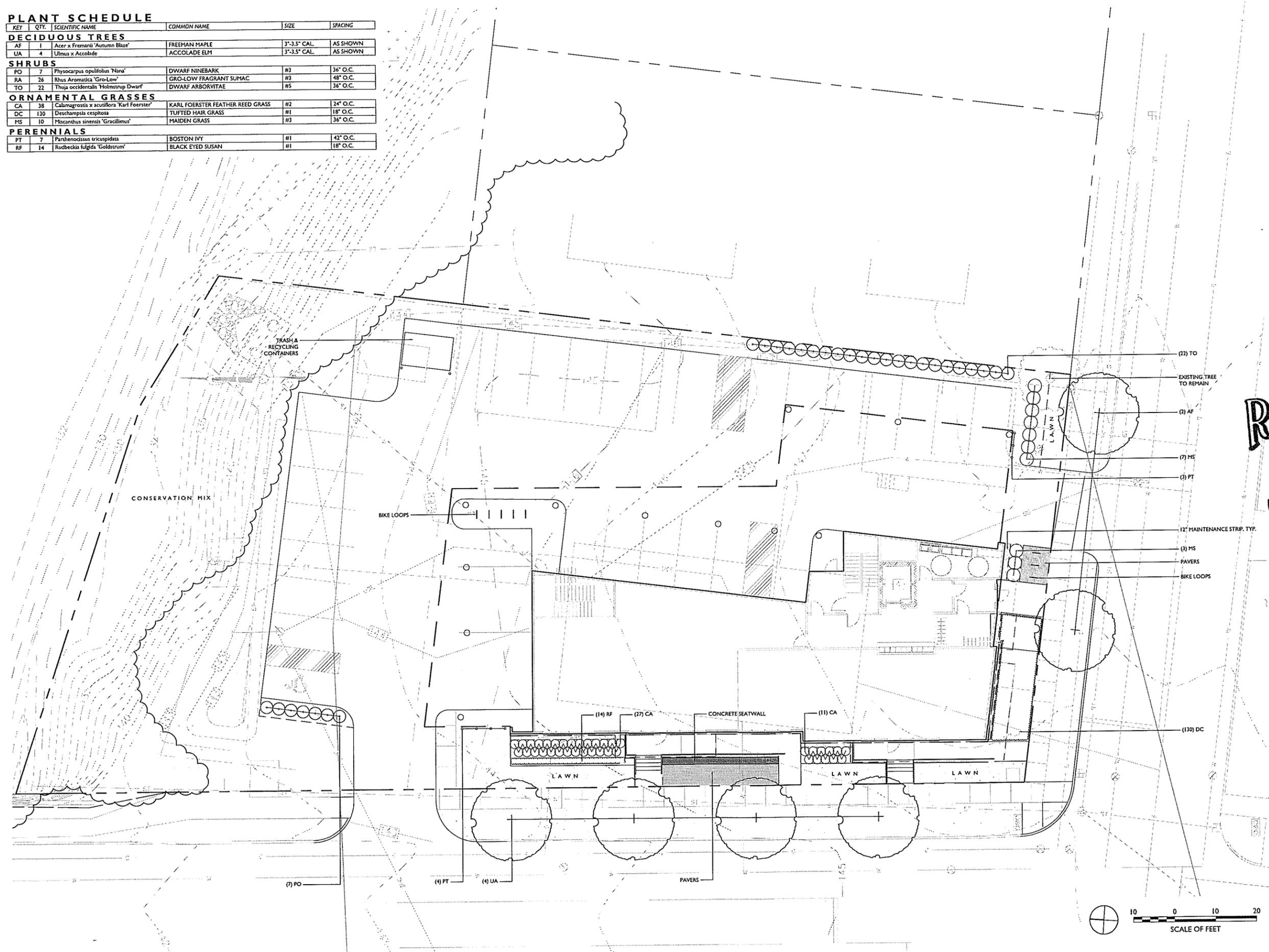
Owner of Record:
G&C Properties, LLC
316 Flynn Ave.
Burlington, Vermont
Tax Map Parcel No. 057-4-066-000
Bk. 1151, Pg. 457
16,420 Sq. Ft. (0.377 Acres)
10,008 Sq. Ft. License From City
Total 26,428 SF (0.474 Acres)

SITE INFORMATION

Zone: RL Residential Low Density/NMU Neighborhood Mixed Use
Existing Dwelling Units: 3
Proposed Dwelling Units: 30
PARKING
Parking District: Shared Use
21 Spaces Required
Proposed Parking Spaces 34 (2 Van-Accessible Handicap and 2 Standard Handicap Included)

PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AF	1	Acer x Freemanii 'Autumn Blaze'	FREEMAN MAPLE	3"-3.5" CAL.	AS SHOWN
UA	4	Ulmus x Accolade	ACCOLADE ELM	3"-3.5" CAL.	AS SHOWN
SHRUBS					
PO	7	Physocarpus opulifolius 'Nana'	DWARF NINEBARK	#3	36" O.C.
RA	26	Rhus Aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	#3	48" O.C.
TO	22	Thuja occidentalis 'Holmstrup Dwarf'	DWARF ARBORVITAE	#5	36" O.C.
ORNAMENTAL GRASSES					
CA	38	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#2	24" O.C.
DC	130	Deschampsia cespitosa	TUFTED HAIR GRASS	#1	18" O.C.
MS	10	Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	#3	36" O.C.
PERENNIALS					
PT	7	Parthenocissus tricuspidata	BOSTON IVY	#1	42" O.C.
RF	14	Rudbeckia fulgida 'Goldstrum'	BLACK EYED SUSAN	#1	18" O.C.



WAGNERHODGSON
LANDSCAPE ARCHITECTURE

TEL: 617.101.1010 FAX: 617.552.4327 WWW.WHPLA.COM

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DRAFT
NOT FOR CONSTRUCTION

PINE AND FLYNN

PLANTING PLAN

REVISIONS

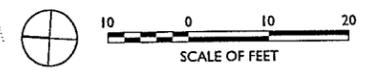
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JOB NO. 643

SCALE 1" = 10'-0"

DATE 07.06.16

LI.0



SHADE CALCULATIONS

SUN ANGLE CALCULATION DATA

LONGITUDE:	73.22° WEST
LATITUDE:	44.48° NORTH
CALCULATION DATE:	AUTUMNAL EQUINOX
TIME:	SOLAR NOON (11:45 AM EST)
RESULTING SUN ALTITUDE ANGLE:	45.47°

TREE SIZING DATA

TREE SIZING (SHADE TREE):	45' HEIGHT; 27' DIAMETER
---------------------------	--------------------------

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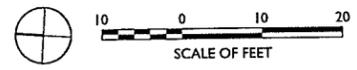
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MATURE PLANTINGS SHADE 51% OF PARKING LOT

TOTAL UNCOVERED PARKING AREA = 7832 ft²
TOTAL SHADED PARKING AREA = 4020 ft² (51%)

SHADOW WITHIN
SITE PARKING AREA TYP.

FULL SHADOW AREA TYP.



PINE AND FLYNN

SHADE DIAGRAM

REVISIONS

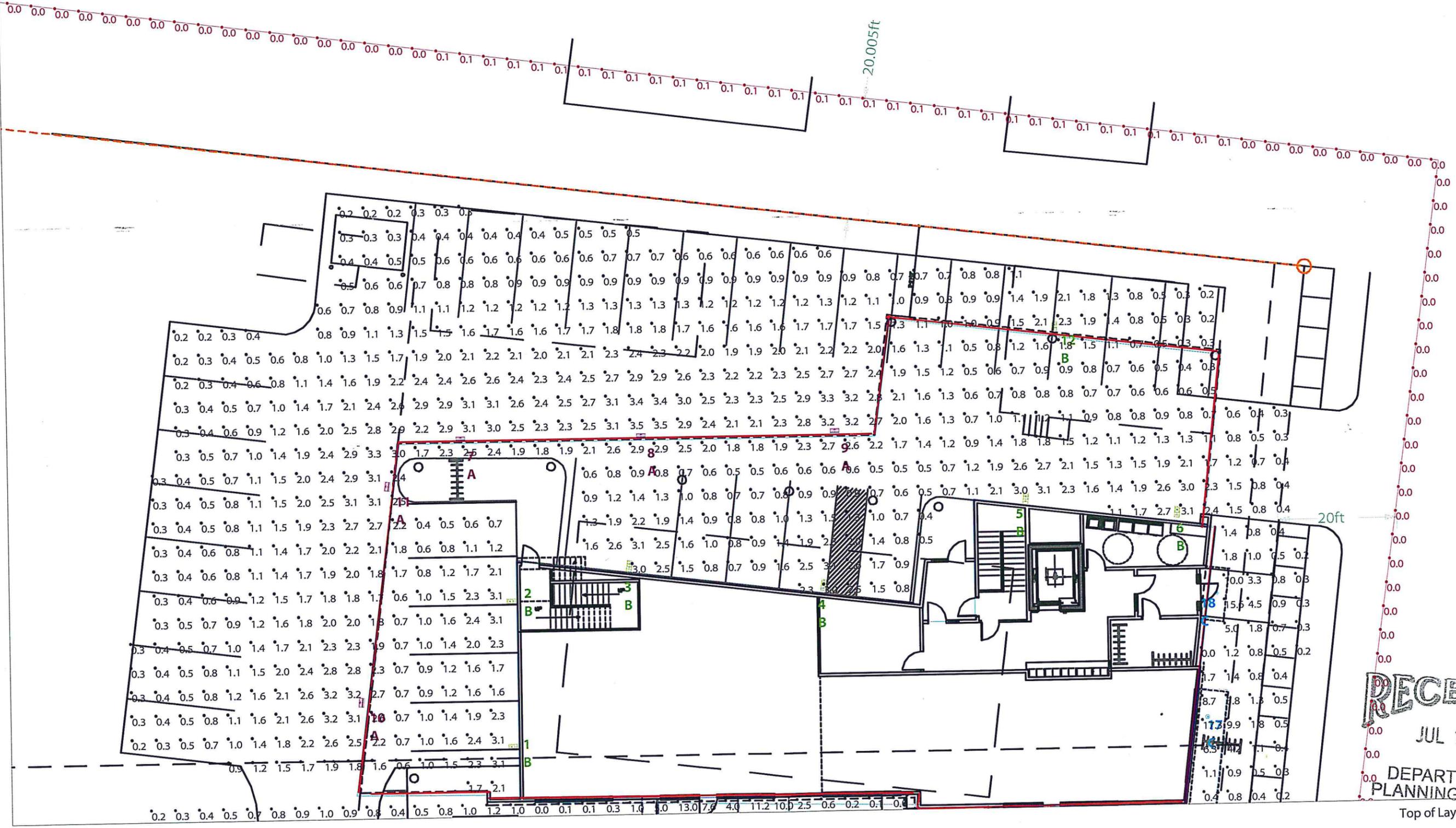
DRAWING NO.

JOB NO. 643

SCALE 1" = 10'-0"

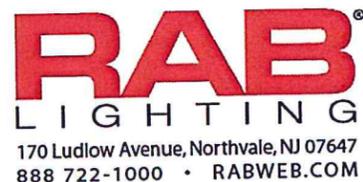
DATE 07.11.16

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 Top of Layout

Scale: 1 inch= 16 Ft.



Prepared For:
 Holbrook Associated Warehouse
 PO Box 401
 Rockland, MA 02370

Job Name:
 Pine and Flynn
 Burlington, VT
 Lighting Layout
 Version A

Scale: as noted

Date: 7/13/2016

CASE #: 00049789

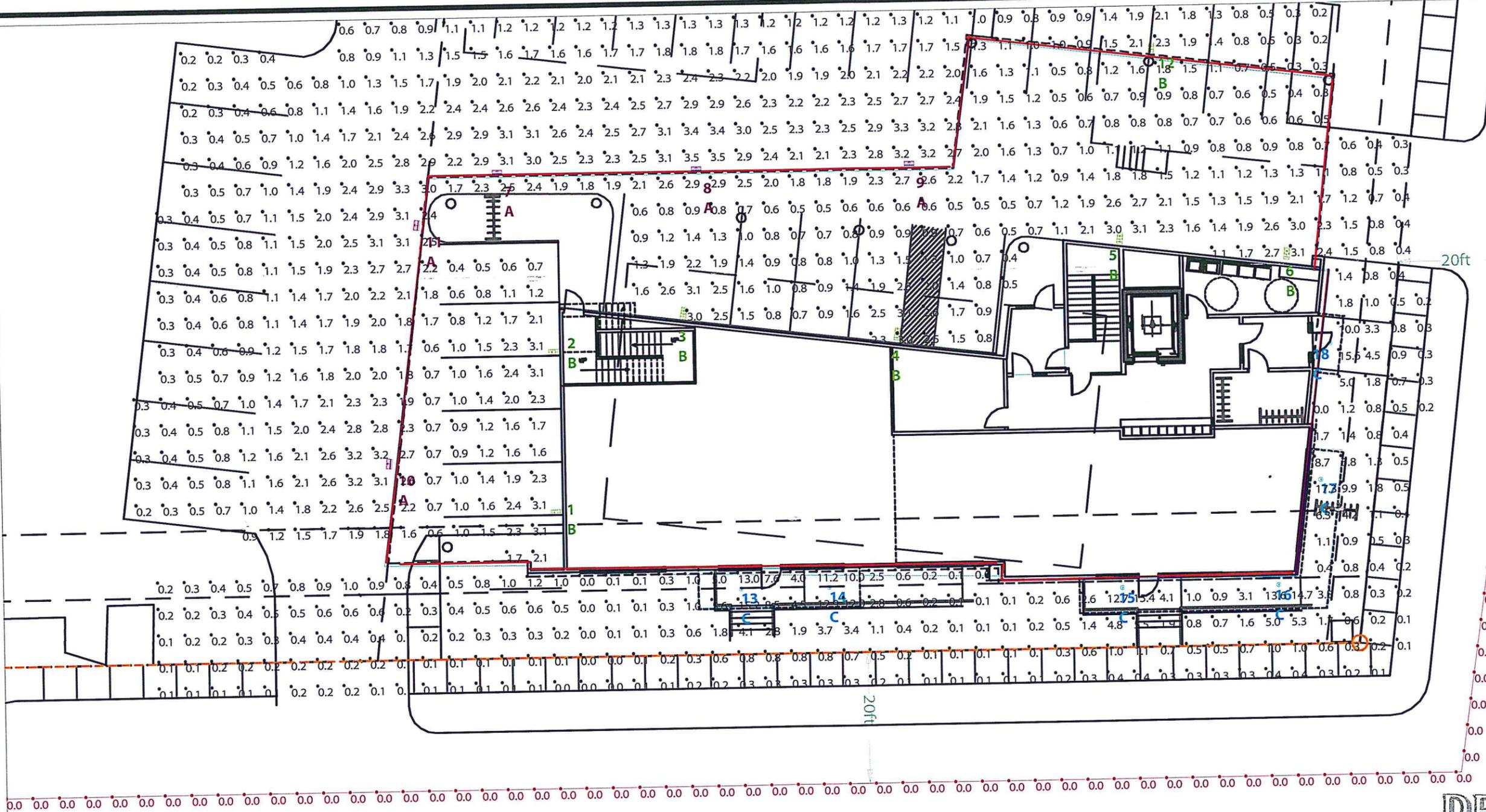
Filename: Pine and Flynn Layout 00049789 A.AGI

Drawn By: A. Murphy

The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

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Bottom of Layout

Scale: 1 inch= 16 Ft.



Prepared For:
Holbrook Associated Warehouse
PO Box 401
Rockland, MA 02370

Job Name:
Pine and Flynn
Burlington, VT
Lighting Layout
Version A

Scale: as noted	
Date: 7/13/2016	CASE #: 00049789
Filename: Pine and Flynn Layout 00049789 A.AGI	
Drawn By: A. Murphy	

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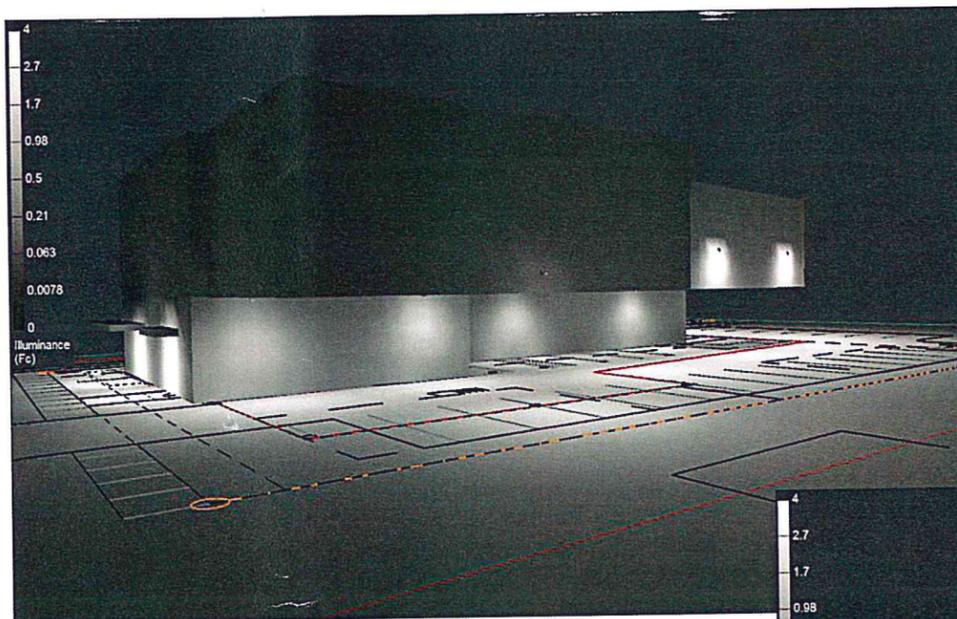
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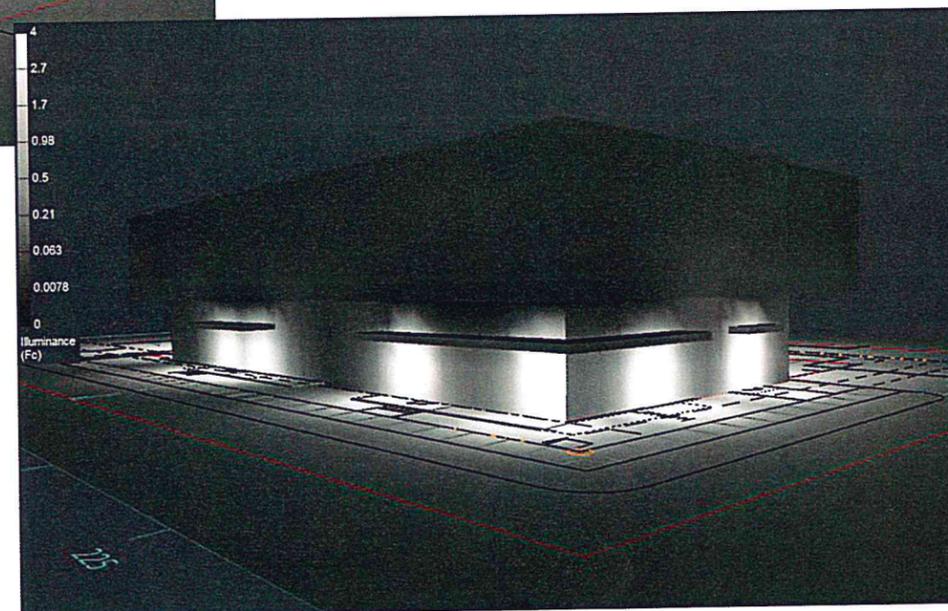
Calculation Summary											PtSpcLr	PtSpcTb	Meter Type
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description					
CalcPts - 20' From Prop Line	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	4	N.A.		Horizontal	
CalcPts - Overhangs	Illuminance	Fc	1.52	17.3	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	4	4		Horizontal	
CalcPts - Parking Lot	Illuminance	Fc	1.42	3.5	0.2	7.10	17.50	Readings taken at 0'-0" AFG	4	4		Horizontal	

Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	
	5	A	SLIM37N	SINGLE	2587	2587	1.000	SLIM37N	37.6	37.6	188	SLIM37N - Neutral - ITL76691.IES	
	7	B	WPLED13N	SINGLE	1063	1063	1.000	WPLED13N	14.8	14.8	103.6	WPLED13N - Neutral - ITL82639.IE	
	6	C	RDLED4R12D-50N-W-W	SINGLE	1284	1284	1.000	RDLED4R12D-50N-W-W	14.23	14.23	85.38	RDLED4R12-50N-W-W - Neutral - RA	

Expanded Luminaire Location Summary							
LumNo	Label	Tag	X	Y	MTG HT	Orient	
1	WPLED13N	B	109.946	55.098	12.5	180	
2	WPLED13N	B	110.017	79.315	12.5	180	
3	WPLED13N	B	130.032	85.123	12.5	82.08	
4	WPLED13N	B	162.522	81.396	12.5	82.971	
5	WPLED13N	B	196.521	95.193	12.5	84.808	
6	WPLED13N	B	221.877	92.459	12.5	84.601	
7	SLIM37N	A	102.064	106.441	20	90	
8	SLIM37N	A	132.314	106.441	20	90	
9	SLIM37N	A	164.778	106.719	20	90	
10	SLIM37N	A	84.937	62.885	20	175.007	
11	SLIM37N	A	89.753	98.792	20	173.106	
12	WPLED13N	B	201.837	123.693	15	86.576	
13	RDLED4R12D-50N-W-W	C	138	43	7.9	0	
14	RDLED4R12D-50N-W-W	C	151.415	43	7.9	0	
15	RDLED4R12D-50N-W-W	C	195.904	42.15	7.9	0	
16	RDLED4R12D-50N-W-W	C	219.659	42.15	7.9	0	
17	RDLED4R12D-50N-W-W	C	226.35	57.959	7.9	0	
18	RDLED4R12D-50N-W-W	C	228.241	78.534	7.9	0	
Total Quantity: 18							



Grayscale Rendering : Back of Lot



Grayscale Rendering : Front of Building

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NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



SLIM37N



WPLED13N



RDLED4R12D-50N-W-W



Prepared For:
Holbrook Associated Warehouse
PO Box 401
Rockland, MA 02370

Job Name:
Pine and Flynn
Burlington, VT
Lighting Layout
Version A

Scale: as noted

Date: 7/13/2016

CASE #: 00049789

Filename: Pine and Flynn Layout 00049789 A.AGI

Drawn By: A. Murphy

Filename: Z:\Job Files\Holbrook Associated\Green Mountain Electric\Colchester 110256\Pine & Flynn\Working Files\REVISION 2\Pine and Flynn Layout 00049789 A.AGI

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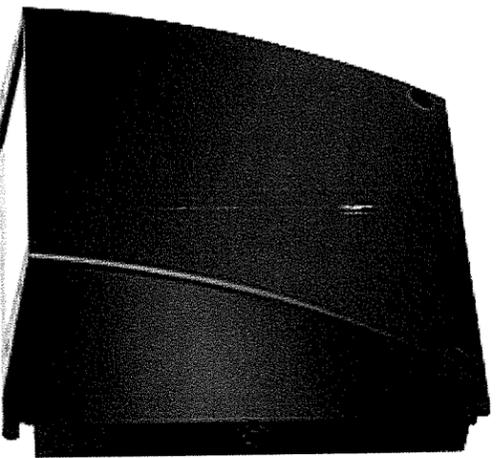
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PLANNING & ZONING

RAB
LIGHTING

SLIM37N



37, 57 and 62 Watt SLIM Wallpacks are designed to cover the footprint of most traditional wallpacks. They are suitable for mounting heights from 20' to 30', and replace HID Wattages from 200W MH to 320W MH. These ultra-high efficiency fixtures are available in cutoff or full cutoff models.

Color: Bronze

Weight: 7.5 lbs

Project:
Pine and Flynn

Prepared By:
A. Murphy

Type:
A

Date:
07/13/16

Driver Info

Type: Constant Current
120V: 0.31A
208V: 0.19A
240V: 0.16A
277V: 0.14A
Input Watts: 38W
Efficiency: 98%

LED Info

Watts: 37W
Color Temp: 4000K
Color Accuracy: 82 CRI
L70 Lifespan: 100000
Lumens: 2,587
Efficacy: 69 LPW

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Wall Mount only.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P00001722

Construction

Footprint:

Designed to replace RAB HID WP1 wallpacks, both in size and footprint template, so upgrading to LED is easy and seamless.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Thermal Management:

Superior thermal management with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing and door frame.

Mounting:

Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

Cutoff:

Cutoff (7.5°)

Recommended Mounting Height:

Up to 20 ft.

Lens:

Microprismatic diffusion glass lens reduces glare and has smooth and even light distribution.

Reflector:

Specular thermoplastic.

Gaskets:

The unique design of the tight-lock gasket ensures no water or environmental elements will ever get inside the SLIM.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant.

LED Characteristics

LED:

Long-life, high-efficiency, micro-power, surface mount LEDs; binned and mixed for uniform light output and color.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Correlated Color Temp. (Nominal CCT):

4000K

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Electrical

Driver:

Constant Current, 100-277V, 50/60Hz, 100-277VAC
0.6A, 4KV Surge Protection, 700mA, Power Factor 99.4%.

THD:

7.5% at 120V, 7.6% at 277V

Other

HID Replacement Range:

The SLIM37 can be used to replace 200W MH based on delivered lumens.

Accessories:

Available accessories include polycarbonate and wire guard. Click to see all accessories.

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PLANNING & ZONING

SLIM37N



Technical Specifications (continued)

Other

California Title 24: See SLIM37/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Patents: The design of the SLIM™ is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin: Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant: This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant: This product complies with the 52-225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

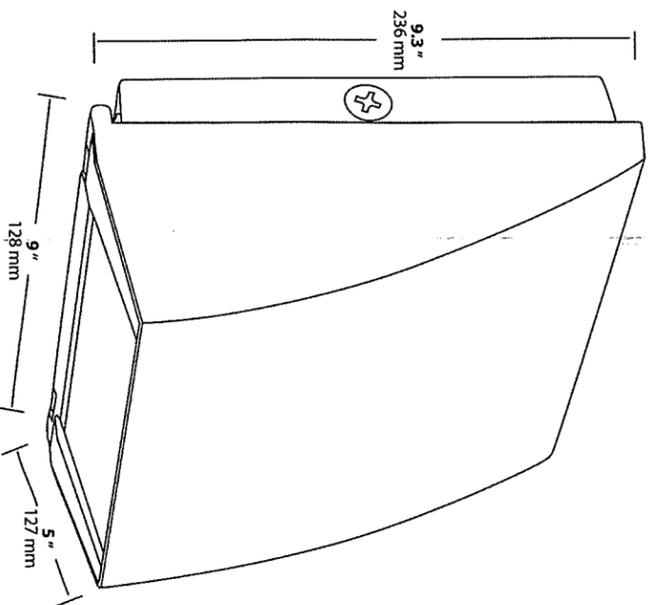
Trade Agreements Act Compliant: This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule: Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating: B1 U1 G1

Dimensions



Features

- Covers footprint of most traditional wallpacks
- Easy installation with hinged access, bubble level and multiple conduit entries
- Tight-lock gasket keeps elements out
- 100,000-hour LED lifespan
- 5-Year warranty

Ordering Matrix

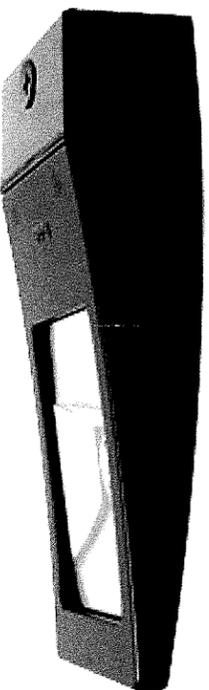
Family	Cutoff	Watts	Color Temp	Finish	Photocell	Bi-Level
SLIM	= Standard	62 = 62W	= 5000K (Cool)	= Bronze	= No Photocell	= No Bi-Level
	C = Cutoff	57 = 57W	Y = 3000K (Warm)	W = White	/PC = 120V Button	/BL = Bi-Level
	FC = Full Cutoff	37 = 37W	N = 4000K (Neutral)		/PC2 = 277V Button	
					/PCS = 120V Swivel	
					/PCS2 = 277V Swivel	

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RAB
LIGHTING

WPLED13N



LED 10W & 13 Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 3.3 lbs

Project:
Pine and Flynn
Prepared By:
A. Murphy

Type:
B
Date:
07/13/16

Driver Info

Type:	Constant Current
120V:	0.13A
208V:	0.08A
240V:	0.07A
277V:	0.06A
Input Watts:	15W
Efficiency:	87%

LED Info

Watts:	13W
Color Temp:	4000K
Color Accuracy:	83 CRI
L70 Lifespan:	100000
Lumens:	673
Efficacy:	45 LPW

Technical Specifications

Listings

UL Listing:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Fixture Efficacy:

44.6 Lumens per Watt

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

BUG Rating:

B1 U0 G0

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 50°C (122°F) ambient temperatures.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

RAB LEDs are Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Gaskets:

High Temperature Silicone.

Electrical

Driver:

Multi-chip 13W high output long life LED Driver Constant Current, Class 2 100V - 277V, 50/60 Hz.

Surge Protection:

4KV

LED Characteristics

Color Temperature (Nominal CCT):

4000K

Color Accuracy:

86 CRI

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Other

Patents:

The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

California Title 24:

See WPLED13/PC for a 2013 California Title 24 compliant model.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:

The WPLED13 is Equivalent in delivered lumens to a 100W Metal Halide Wallpack.

HID Replacement Range:

The WPLED13 can be used to replace 70-150W Metal Halide Wallpacks based on delivered lumens.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

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LIGHTING

WPLED13N

Technical Specifications (continued)

Other

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

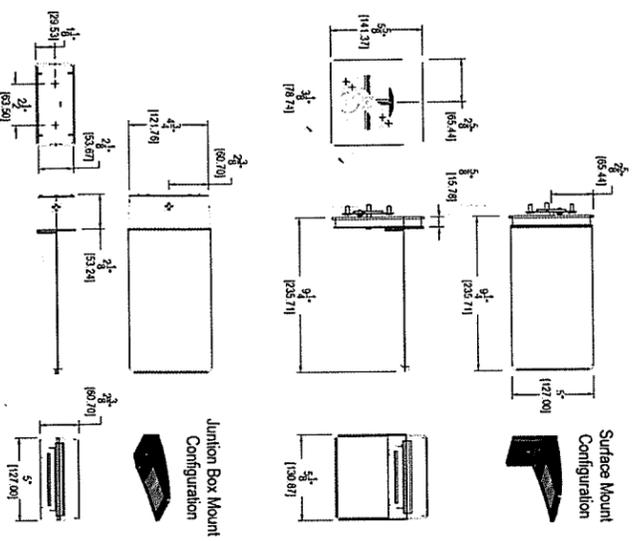
GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-year warranty

Ordering Matrix

Family	Watts	Color Temp	Sensor	Surface Plate	Surface Place	Finish	Photocell
WPLED	10 = 10W	= 5000K (Cool)	= No Sensor	= No Surface Plate	= No Surface Plate	= Bronze	= No Photocell
	= 4000K (Neutral)	= No Surface Plate	= White	/PCS = 120V Swivel			
					= No Surface Plate	= No Surface Plate	= White
	= No Surface Plate	= No Surface Plate	= White	/PC2 = 27TV Button			
					= No Surface Plate	= No Surface Plate	= White
= No Surface Plate	= No Surface Plate	= White	/PC2 = 27TV Button				

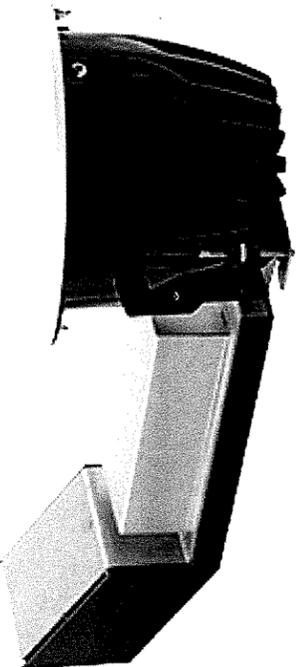
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LIGHTING

RDLED4R12D-50N-W-W



Remodeler Round 4" & 6" White Trim with White Cone downlights provide an ultra performance, high-end solution for adding recessed lighting to existing ceilings.

Color: White cone white trim

Weight: 2.5 lbs

Project:
Pine and Flynn

Prepared By:
A. Murphy

Type:
C

Date:
07/13/16

Driver Info

Type:	Constant Current
120V:	0.12A
208V:	0.08A
240V:	0.07A
277V:	0.06A
Input Watts:	14W
Efficiency:	84%

LED Info

Watts:	12W
Color Temp:	4000K
Color Accuracy:	82 CRI
L70 Lifespan:	100000
Lumens:	1,284
Efficacy:	90 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations covered ceiling.

ENERGY STAR:

This product is ENERGY STAR® qualified.

Optical

Photometrics:

Photometrics are based on prorated reports. Contact the RAB Lighting Design department for the most up-to-date data.

Optics:

50° beam spread with specular thermoplastic optics and Nanostructure lens technology for smooth light output and high efficiency.

Electrical

Driver:

ELV, 0-10V and TRIAC Dimming, Constant Current, Class 2, 120V-277V, 50/60Hz, Power Factor 98%, THD ≤ 20%.

Dimming Driver:

0 - 10V (at 120-277V), TRIAC and ELV (at 120V only).

LED Characteristics

LED:

Long-life, high-output LED module. Binned for natural white light to match incandescent and 3-step MacAdam Ellipse consistency.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Correlated Color Temp. (Nominal CCT):

3000 Warm.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Construction

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Trim Ring:

White powder coated die cast trim ring.

Trim Cone:

White round trim cone.

Lens:

Nanostructure lens eliminates "hot spots", and helps provide smooth, uniform light and higher efficiency.

Junction Box:

Integral junction box with wiring capacity for Min 90°C supply conductors
2 in 2 out

Housing:

Professional-grade, die-cast aluminum construction.

Easy Installation:

Easy installation with ceiling clamps.

Green Technology:

Mercury and UV free.

Other

Equivalency:

RDLED 12W is equivalent to 75W R30.

Absolute White™:

A unique binning process designed to match incandescent at each color temperature. It's 3-step consistent, very stable over time and looks the way you expect light to look.

California Title 24:

RDLED4R12 complies with 2013 California Title 24 building and electrical codes as a residential indoor fixture. It also complies as a commercial indoor fixture for general spaces when used with a vacancy sensor and TRIAC dimming control. Select a vacancy sensor using catalog number LV5800. TRIAC dimmer provided by others.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

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RAB
LIGHTING

RDLED4R12D-50N-W-W

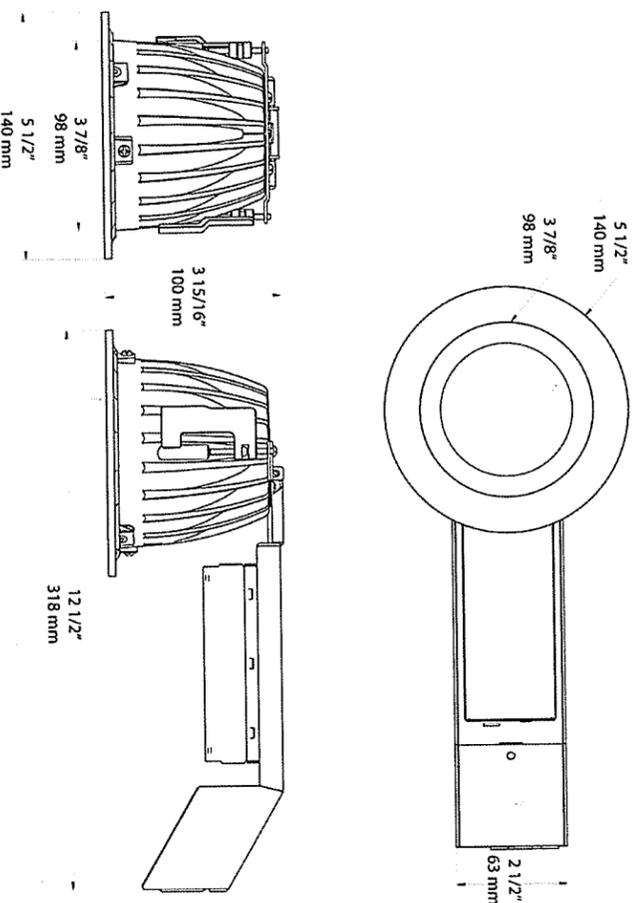
Technical Specifications (continued)

Other
Recovery Act (ARRA) Compliant:
This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:
Suitable in accordance with FAR Subpart 25.4.

Dimensions

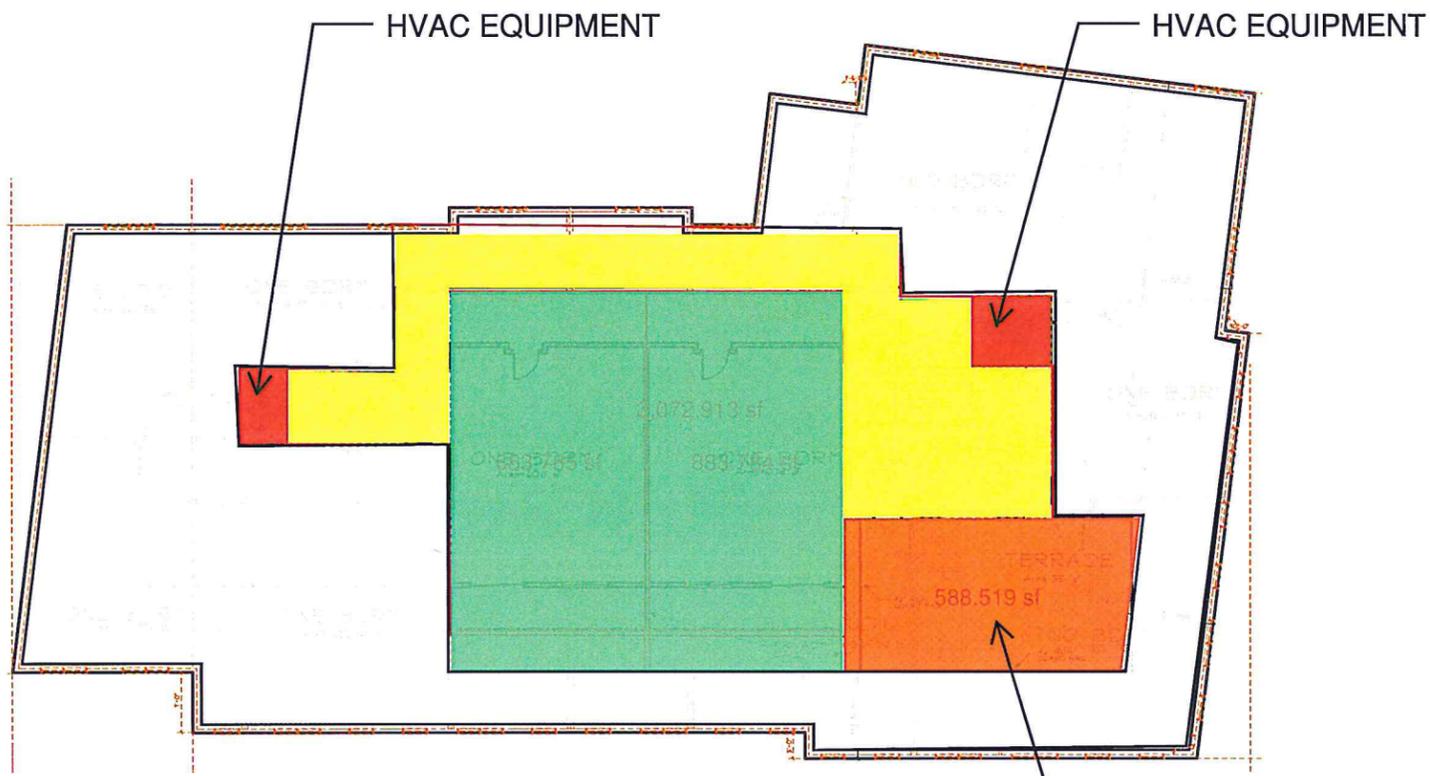


Features

High performance, high efficiency alternative to incandescent lighting
Integrated ceiling clamps make installation fast and secure for ceiling up to 1 1/4" thick
Nanostucture lens eliminates "hot spots" providing smooth and efficient light
Low-profile design allows for installation in ceilings with limited space
Absolute White™ natural light output

Ordering Matrix

Family	Size	Shape	Watts	Driver Option	Beam Spread	Color Temp	CRI	Cone Color	Trim Color
RDLED	6 = 6"	R = Round	12 = 12W (4" only)	D = Universal Dimming	50 = 50°	YY = 2700K (Residential Warm)	Blank = 82 CRI	W = White	W = White
	4 = 4"		20 = 20W		80 = 80°	Y = 3000K (Warm)	HC = 92 CRI		
			26 = 26W (6" only)		W = Wall Washer	YN = 3500K (Warm Neutral)			



ROOF - RESIDENTIAL- 2,500SF

COMMON ROOF DECK



SECOND FLOOR - RESIDENTIAL- 9,300SF

DEPARTMENT OF PLANNING & ZONING



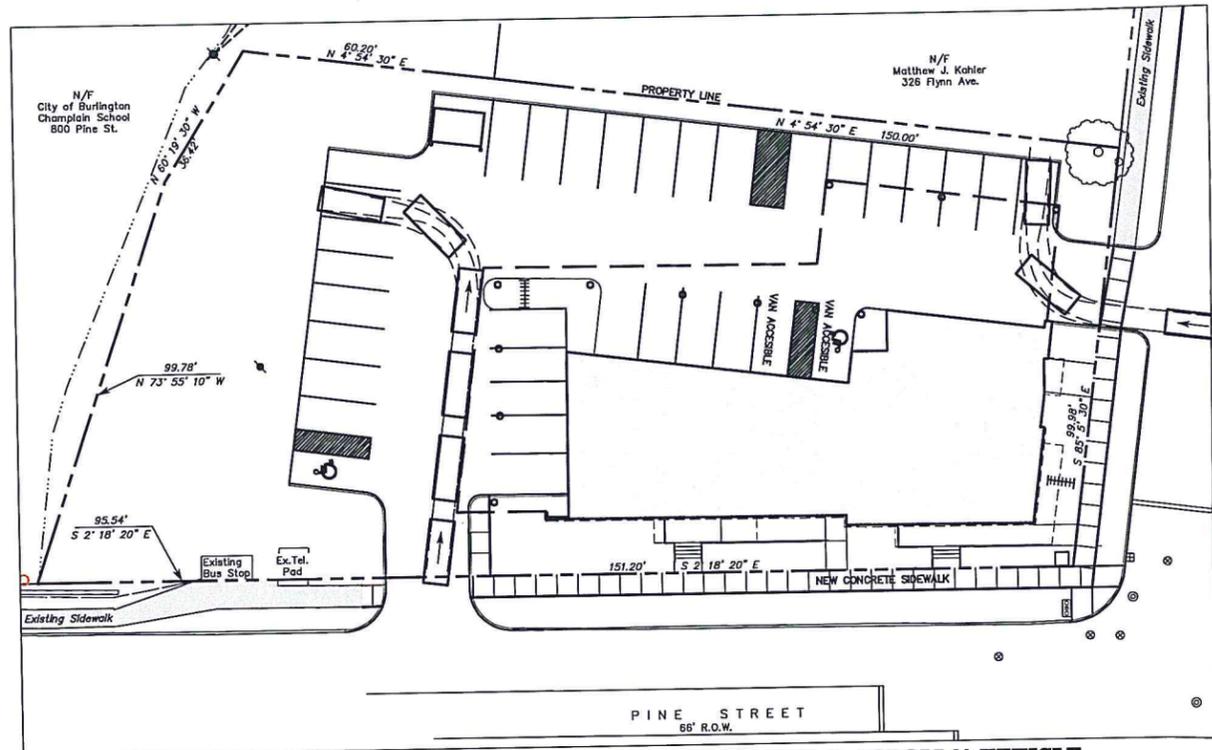
THIRD FLOOR - RESIDENTIAL- 9,300SF

- CIRCULATION
- MECHANICAL
- TENANT AMENITY
- COMMERCIAL
- RESIDENTIAL



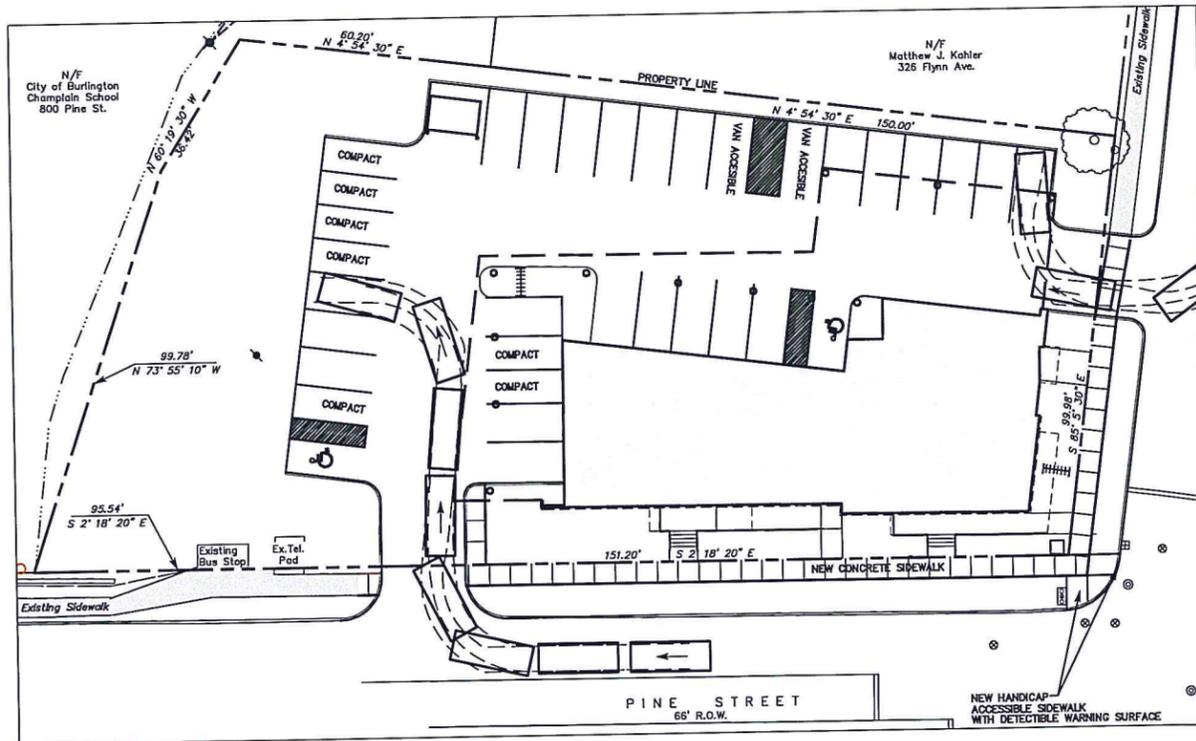
GROUND FLOOR - COMMERCIAL- 3,000SF

316 FLYNN AVENUE - USES PLANS

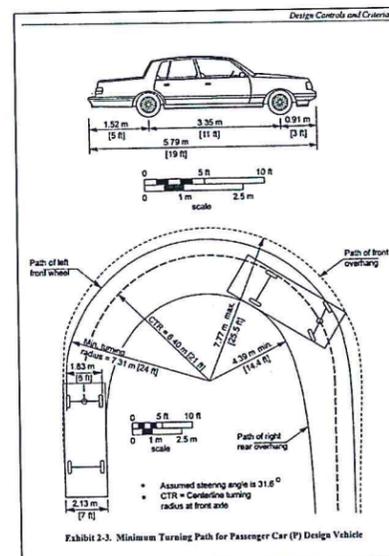
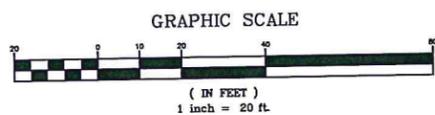


CIRCULATION CUSTOM COMPACT CAR (2014 TOYOTA COROLLA) VEHICLE

2014 Toyota Corolla
 Width: 5' 9.9"
 Length: 15' 2.6"
 wheel width: 5' 4"
 Wheel base: 8' 10.3"
 Turning Circle: 35.6'
<http://www.edmunds.com/toyota/corolla/2014/features-specs/>



CIRCULATION FOR PASSENGER CAR (P) DESIGN VEHICLE

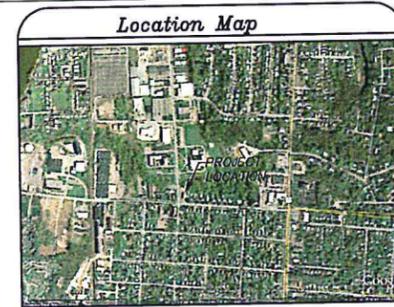


Reference Plans

- "Engleby Farm" plan of the former Flynn Estate property by A.R. Dow, CE dated May, 1899 and recorded in Vol. 120, Pg. 55 of the Burlington City Land Records
- "Plot of Survey - BCCDH Realty, LLC" by Civil Engineering Assoc., Inc. last dated 2/26/07 and recorded in Map Slide 419B of the Burlington City Land Records
- "Property Survey Plat - C&C Properties, LLC" by Summit Engineering, Inc. dated 11/4/10, last revised 7/14/11

Note: Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1899 plan shows the easterly line to be parallel with Shelburne Road which coincides with apparent usage.

Owner of Record
 C&C Properties, LLC
 316 Flynn Ave.
 Burlington, Vermont
 Tax Map Parcel No. 057-4-066-000
 Blk. 1151, Pg. 457
 16,420 Sq. Ft. (0.377 Acres)
 10,006 SF License From City
 Total 26,426 SF (0.474 Acres)



Redstone

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 Great neighborhoods
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 p 802.985.5722 - f 802.497.0701
www.SnyderHomesVT.com

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DEPARTMENT OF
PLANNING & ZONING

PINE & FLYNN
 DEVELOPMENT

LOCATION
 316 FLYNN AVE (CORNER OF PINE & FLYNN
 BURLINGTON, VERMONT)

OWNER
 G & C PROPERTIES
 BURLINGTON, VERMONT
 TEL: 802 243 6789

CONTRACTOR

CIVIL ENGINEER

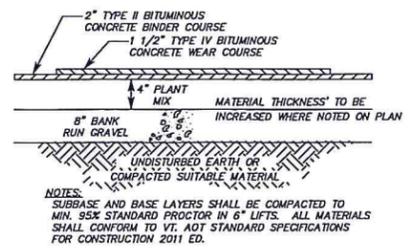
SUMMIT ENGINEERING, INC
 Engineers - Surveyors - Planners - Landscape Architects
 1333 Shelburne Road, C2
 South Burlington, VT 05403
 (802) 638-3344

STAMP

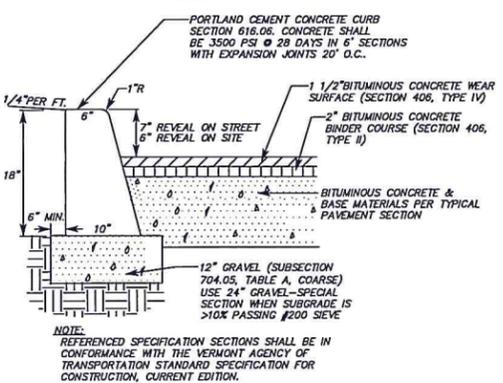
Issue	Date	Issue	Date

Drawing Title: **SITE CIRCULATION PLAN**
 Project No. 8163 Drawn by: REGDF/Date: 6/29/2016 Scale: 1"=20'

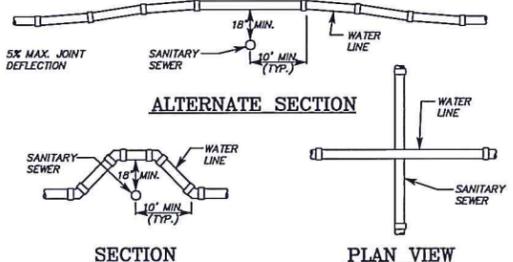
Floor(s):
 Drawing No.:
SSP



TYPICAL PAVEMENT SECTION
N.T.S.

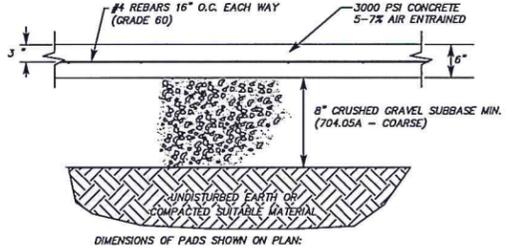


CURB AND PAVEMENT TYPICAL
N.T.S.

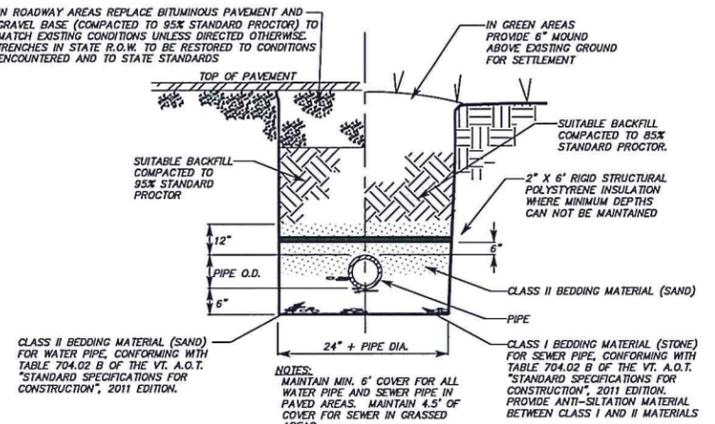


SECTION
PLAN VIEW

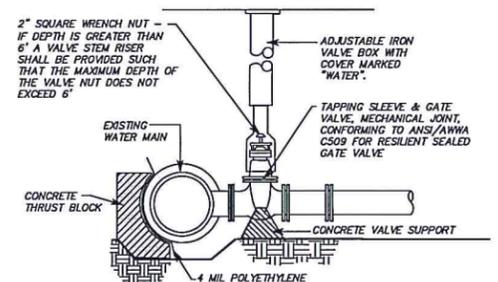
WATER/SEWER CROSSING TYPICAL
N.T.S.



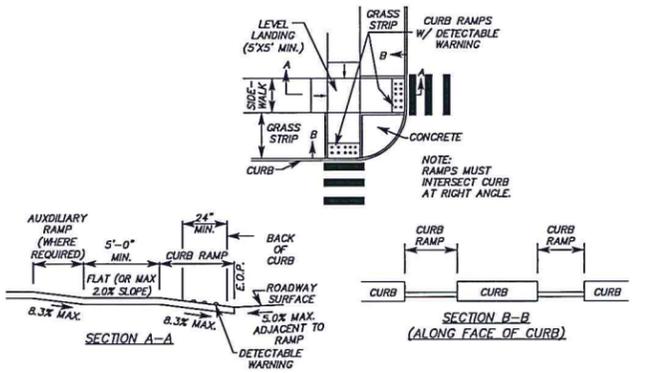
TYPICAL DUMPSTER PAD
N.T.S.



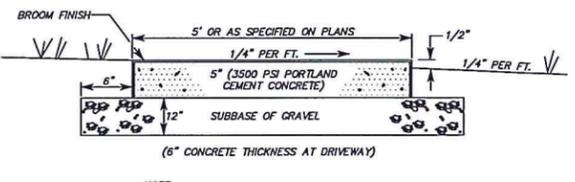
TRENCH TYPICAL
N.T.S.



TAPPING SLEEVE AND VALVE
N.T.S.

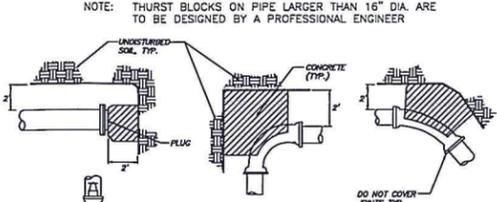


SIDEWALK RAMP DETAIL
N.T.S.

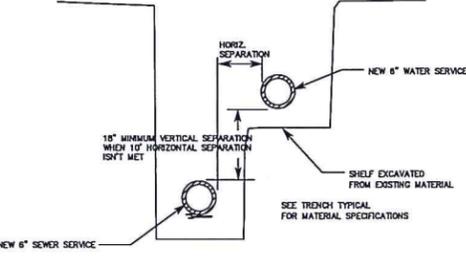


SIDEWALK TYPICAL
N.T.S.

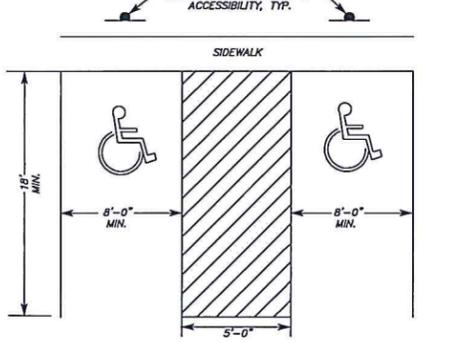
DIA. (IN.)	3"		4"		6"		8"		SOIL CONDITIONS	SAFE BEARING LOAD (PSF)	
	10'	20'	10'	20'	10'	20'	10'	20'			
0.5	0.5	0.5	0.5	1.0	0.5	0.5	1.0	1.5	1.0	1.0	10,000
1.0	1.0	1.0	1.5	2.0	1.0	1.5	2.0	3.0	2.0	2.0	4,000
1.5	1.5	1.5	2.0	2.5	1.5	2.0	3.0	4.5	3.5	3.0	3,000
2.0	2.0	2.0	2.5	3.0	2.0	2.5	3.5	5.0	4.0	3.5	2,000
2.5	2.5	2.5	3.0	3.5	2.5	3.0	4.0	5.5	4.5	4.0	2,000
3.0	3.0	3.0	3.5	4.0	3.0	3.5	4.5	6.0	5.0	4.5	1,000



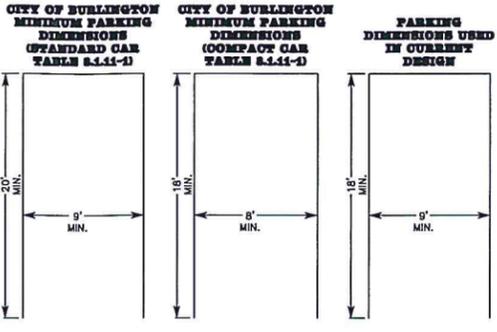
THRUST BLOCK TYPICAL
N.T.S.



WATER AND SEWER IN SAME TRENCH
N.T.S.



HANDICAP PAVEMENT MARKING DETAIL
N.T.S.



PARKING DIMENSIONS
N.T.S.

WATER LINE INSTALLATION AND TESTING

- BEFORE CONSTRUCTION OF ANY UTILITIES OR IMPROVEMENTS, THE CONTRACTOR SHALL NOTIFY THE MUNICIPAL WATER DEPARTMENT IN WRITING, OF THEIR INTENT TO PROCEED AND SHALL ARRANGE FOR A MEETING WITH THE DEPT., THE ENGINEER, AND THE CONTRACTOR TO DISCUSS THE PROJECT.
- ALL WATER MAINS, FITTINGS, APPURTENANCES, AND OTHER MATERIALS AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE AWWA, STATE AND TOWN CODES, STANDARDS, AND REGULATIONS. IN CASE OF CONFLICT BETWEEN THESE CONSTRUCTION DETAILS AND SPECIFICATIONS, AND A CODE OR REGULATION, THE DECISION OF THE VERMONT DEPT. OF HEALTH OR THE MUNICIPAL WATER DEPARTMENT SHALL BE BINDING.
- CONNECTION TO AN EXISTING WATER MAIN SHALL BE DONE BY OR UNDER THE SUPERVISION OF, AND WITH THE APPROVAL OF THE MUNICIPAL WATER DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL NECESSARY PERMITS AND PERMISSION TO MAKE THE CONNECTION AND TO COORDINATE ALL PARTIES INVOLVED IN THE PROCESS. THE MUNICIPAL WATER DEPARTMENT AND ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE INTENDED CONNECTION TIME.
- ALL WATER MAINS SHALL HAVE AT LEAST A TEN (10) FOOT SEPARATION HORIZONTALLY FROM SANITARY SEWERS.
- ALL PUBLIC AND PRIVATE WATER MAINS: 1) 4" OR GREATER SHALL BE DUCTILE IRON, MINIMUM CLASS S2, DOUBLE CEMENT LINED, MECHANICAL OR PUSH ON JOINT PIPE. 2) LESS THAN 4" IN DIAMETER SHALL BE TYPE K COPPER.
- ALL WATER LINE FITTINGS SHALL BE DUCTILE IRON (AWWA C-110) CEMENT-LINED. WATER LINES LESS THAN 4" IN DIAMETER FITTINGS (OTHER THAN VALVES), SHALL BE BRASS.
- ALL BURIED GATE VALVES SHALL CONFORM TO AWWA C-500 OR C-509 AND BE 150 LB. IRON BODY, BRONZE MOUNTED RESILIENT WEDGE TYPE. ALL GATE VALVES SHALL HAVE ADJUSTABLE IRON VALVE BOXES EXTENDING TO THE FINISHED GRADE (SEE TYPICAL DETAILS).
- ALL WATER LINES AND APPURTENANCES SHALL BE PRESSURE AND LEAK TESTED BEFORE BEING PLACED INTO SERVICE, ACCORDING TO AWWA STANDARD C-651. THE TEST PRESSURE SHALL BE 200 PSI (+/- 5 PSI), MEASURED AT OR NEAR THE HIGH POINT IN THE PORTION OF THE SYSTEM BEING TESTED, AND THE TEST SHALL BE RUN FOR TWO (2) HOURS. THE MUNICIPAL WATER DEPARTMENT AND THE ENGINEER SHALL BE GIVEN AT LEAST FORTY-EIGHT (48) HOURS NOTICE BEFORE THE TEST IS TO BE CONDUCTED, AND THE MUNICIPAL WATER DEPARTMENT PERSONNEL SHALL WITNESS THE TEST. ALLOWABLE LEAKAGE SHALL BE COMPUTED BY ONE OF THE FOLLOWING FORMULAS, THE CHOICE TO BE MADE BY THE MUNICIPAL WATER DEPARTMENT:
 - $L = (SD \times P) / 1,320,000$ WHERE: L = NUMBER OF GALS. ALLOWED LEAKAGE PER HOUR, S = LENGTH OF PIPE TESTED IN FEET, D = INCHES OF PIPE DIAMETER, P = AVERAGE TEST PRESSURE (PSI GAUGE).
 - $Q = (ND \times P) / 3,700$ WHERE: Q = NUMBER OF GALS. ALLOWED LEAKAGE IN TWO (2) HOURS, N = NUMBER OF JOINTS, D = INCHES OF PIPE DIAMETER, P = TEST PRESSURE (PSI). THE PERSON(S) CONDUCTING THE TEST(S) SHALL, IN WRITING, CERTIFY THE RESULTS TO THE MUNICIPAL WATER DEPARTMENT.
- ALL WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-601, OR AS DIRECTED BY THE MUNICIPAL WATER DEPARTMENT BEFORE BEING PUT INTO SERVICE. THE CONTRACTOR SHALL INSTALL A 1" DIAMETER TAP IN THE WATER MAIN FOR CHLORINE INJECTION. THE TAP SHALL BE LOCATED AS DIRECTED BY THE MUNICIPAL WATER DEPARTMENT. DISINFECTION SHALL BE ACCOMPLISHED BY INTRODUCING A CONCENTRATION OF 50 PARTS PER MILLION (PPM) OF AVAILABLE CHLORINE INTO A RECENTLY FLUSHED MAIN. THE DISINFECTING SOLUTION, AFTER REMAINING IN THE WATER MAIN FOR 24 HOURS, SHALL HAVE A CONCENTRATION OF AT LEAST 25 PPM OF CHLORINE. THE PERSON(S) RESPONSIBLE FOR DISINFECTION SHALL REPORT IN WRITING, TO THE MUNICIPAL WATER DEPARTMENT AND VERMONT DEPT. OF HEALTH, THAT THIS DISINFECTION PROCEDURE WAS FOLLOWED AND THE REQUIRED MINIMUM RESULTS WERE OBTAINED. ACTUAL SAMPLING SHALL BE PERFORMED BY THE MUNICIPAL WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAMPLING AND ANALYSIS COSTS.

SEWER CONSTRUCTION AND TESTING NOTES

- All sewer pipe shall be PVC SDR 35 gravity sewer pipe manufactured in conformance with ASTM D 3034 (4" to 16") and installed in conformance with ASTM recommended practice D2321. Joints, fittings, and accessories shall also conform to the appropriate specifications for PVC pipe size.
- Install sewer pipe in conformance with the engineering plans and specifications and manufacturer's recommendations. PVC gravity sewer pipe shall be furnished in the longest nominal lengths available from the manufacturer. The jointing procedure shall conform with the manufacturer's recommendations or outlined. Gaskets used in joining PVC sewer pipe shall conform to the requirements of ASTM F477.
- Pipe shall be laid accurately to line and grade. Bedding in earth shall be a minimum of 6" below the outside of the pipe barrel. Bedding shall extend up to the spring line. Material around and to a height of 1' above the pipe shall be sand backfilled. Bedding and sand cushion shall be compacted by mechanical tamping in 1 foot lifts.
- Pipe shall be laid with the spigot ends pointing in the direction of flow, and on a dry bedding. Completed pipelines shall be free from offsets or deviations from line and grade when examined with lights or mirrors. Visible leaks at cracks, pipes, etc., shall be repaired. Pipes shall be plugged with a water tight plug at night or when work is suspended. Sewers shall not be used to carry groundwater from the trench. The Contractor shall clean all soil deposits and other debris from sewers at the completion of the work.
- A tee or wye branch shall be provided for each new or existing service, together with 4 inch SDR 35 PVC line sufficient to connect to the building services. Connections shall be made by the Contractor. All adapters, coupling and necessary connectors shall be provided to make satisfactory and leak-proof connections.
- Any service connections shall be 4 inch SDR 35 PVC and shall be constructed in a location to be determined by the Engineer. The service connection shall be 6" below existing grade unless otherwise indicated on the plans or as directed by the Engineer. The end shall be located by two intersecting lines by the Engineer before being backfilled and shall be marked with a 2" by 4" board coated with preservative extending from the connection invert to 6" below existing grade and with metal tape or a metal marker suitable for detection with a metal detector.
- Manholes shall be constructed at the locations, to the elevations, and in accordance with notes and details shown on the drawings as well as the standard details.
 - Pre-cast bases shall be placed on a 6" layer of compacted bedding material. The excavation shall be properly dewatered while placing bedding material and setting the base or pouring concrete. Water stops shall be used at the horizontal joint of poured-in-place manholes.
 - Inlet and outlet stubs shall be connected and sealed in accordance with the manufacturer's recommended procedures, and shown on the typical sections, or cast integrally with the poured base.
 - Barrel sections and cones of the appropriate combination of heights shall then be placed, using manufacturer's recommended procedures for sealing the horizontal joints, and as shown on the typical sections.
 - A leakage test shall be made on all sanitary manholes prior to building manhole invert.
 - The frame and cover shall be placed on the top to prevent accidental entry of unauthorized persons, children, animals, etc., until the Contractor is ready to make final adjustment to grade.
 - Manholes shall be backfilled evenly in layers with suitable backfill material and compacted to achieve 95% maximum density.
 - Connections to existing manholes shall be made so as not to damage the structure. The openings shall be mortared full and waterplugged after the new pipe is installed. The inverts shall be modified as directed to accommodate flow from the new pipe.

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PINE & FLYNN
DEVELOPMENT

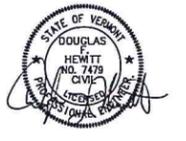
LOCATION
316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER
G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802.343.6789

CONTRACTOR

CIVIL ENGINEER
SUMMIT ENGINEERING, INC
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 244-2888

STAMP



Issue	Date	Issue	Date

Project: **SITE DETAILS**

Project No. 8163 Drawn By: **BEG** Date: 6/29/15 Scale: **N.T.S.**

Sheet: **D1**

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PROPOSED ELEVATIONS
scale 1/8" 1'-0"

A-1



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 scale 1/8" 1'-0"

A-2

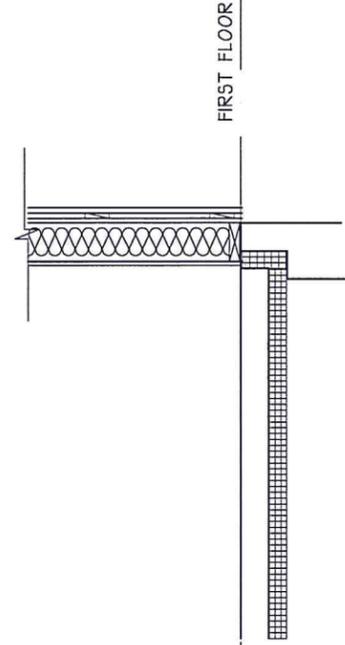
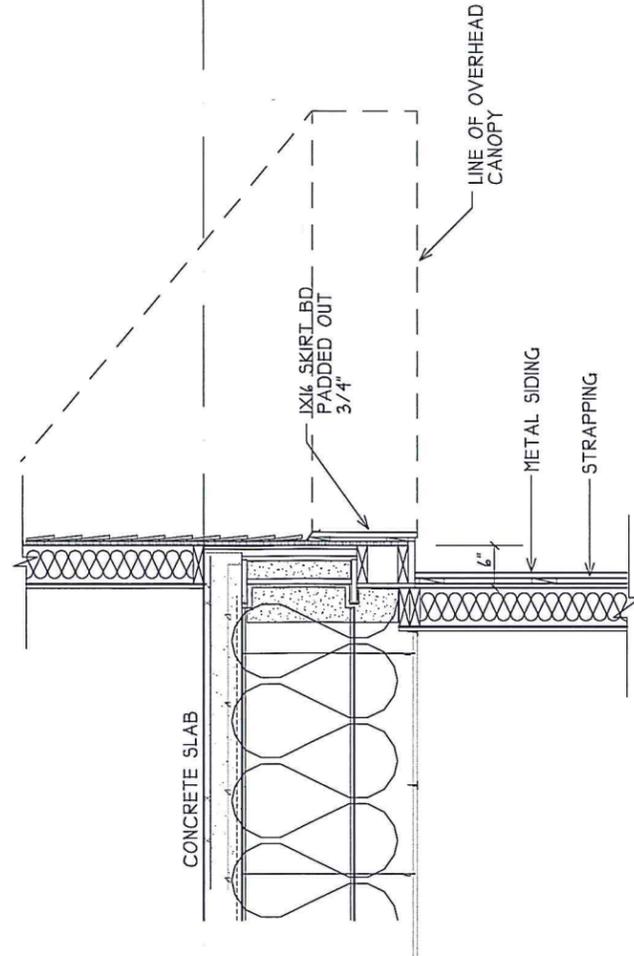
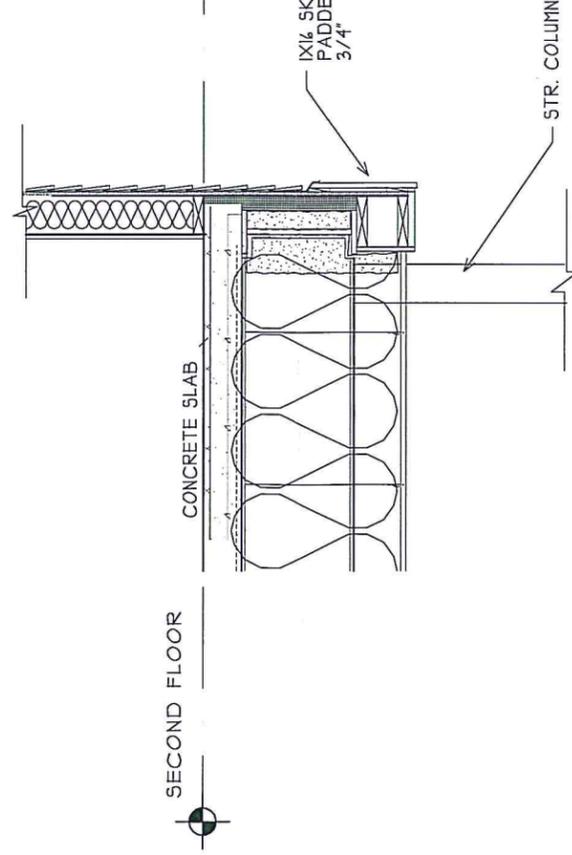
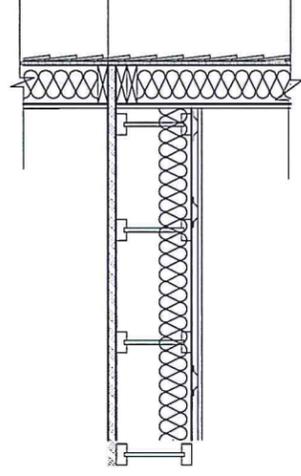
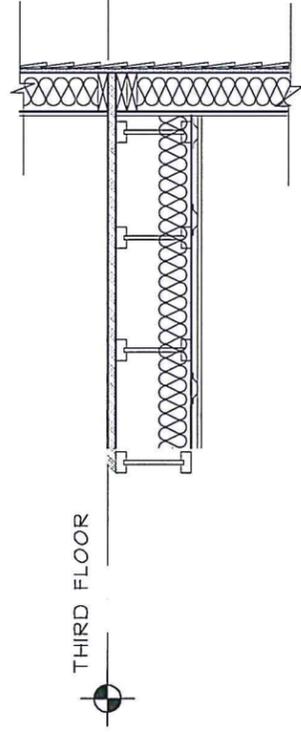
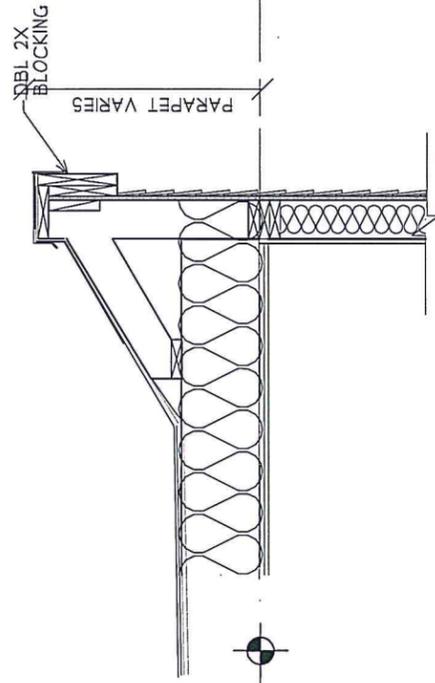
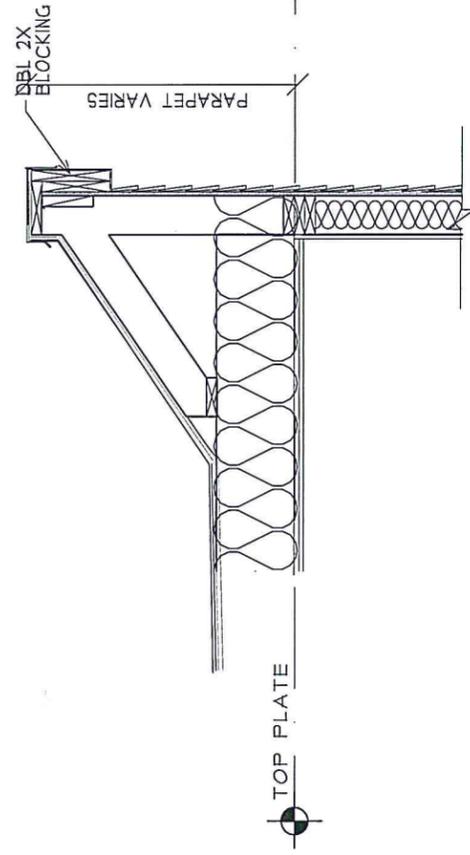
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LINCOLN BROWN ILLUSTRATION



PINE & FLYNN
SECTION @ PRK'G AREA



1" = 1'-0"

PINE & FLYNN
SECTION @ COMMERCIAL AREA



1" = 1'-0"

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