

Erosion Prevention & Sediment Control Narrative

Bright Street Cooperative

September 29, 2014

Project Description

Please find enclosed site plan and erosion control details for the Bright Street Cooperative project. The applicant is seeking approval for a PUD involving five properties on Bright and Archibald Streets. Champlain Housing Trust, partnered with Housing Vermont, intends to combine four parcels with 14 existing residential units; redevelop the site with construction of four new buildings providing 44 residential units, 42 of them new, while retaining one duplex (27 Bright Street). Proposed for demolition are 114 Archibald St. (9 units), 35 Bright St. (1 unit) and 47 Bright St. (1 unit). New development will include construction of 2 duplex townhouses, one triplex, and one three story, 35 unit structure. The development will provide a net gain of 31 new residential units.

Existing Conditions

The site is involving five properties on Bright and Archibald Streets. The site includes four existing buildings and associated impervious to be removed. The area around the buildings is very flat. The grades are gently sloping away from the buildings to the north and east. All the soils are Adams & Windsor sands with a hydrologic soil group A classification. Typically these soils have a slight erosion potential.

Erosion Prevention and Sediment Control Strategies

We have prepared an overall erosion prevention and sediment control plan (sheet SP-3). This plan requires the Contractor to establish stabilized construction entrance at each construction entrance, establish keyed-in silt fence at down slope limits of construction, provide rolled erosion fabric over newly topsoiled and seeded areas, provide protection for new stormwater catch basins, require foundation pump outs to be directed to silt bags, grass treatment, or other methods acceptable to the Engineer, implement check dams in drainage swales, and minimize the time of exposed soils to 14 days, with the only exceptions provided by the State permit. The staging areas will follow the same erosion control standards as the site.

In addition to the best management practices listed above a critical component to stormwater management will be the temporary diversion of upslope runoff away from the site. This strategy will be implemented early in the construction process.

The project will require daily review to ensure sediment does not leave the site either through stormwater or dust.

In addition to the daily review the site contractor will be required to formally inspect the installed Best Management Practices at least once a week, and after any rain event that produces a discharge. Any observed deficiencies will be addressed and immediately repaired. At a minimum, Krebs and Lansing will be on site bi-weekly, during active construction, to specifically review erosion and sediment control measures. Additionally, we expect to be on site one or two times a week for utility, road, and sidewalk construction. Erosion and sediment control will be reviewed during each site visit.