### Site Plans

**Issued for:** Zoning Permit Application  
**Date Issued:** Sept. 8, 2020  
**Latest Issue:**

---

**Blackrock Riverside Avenue Senior Apartments**  
356 Riverside Avenue  
Burlington, Vermont

---

### Sheet Index

<table>
<thead>
<tr>
<th>No.</th>
<th>Drawing Title</th>
<th>Latest Issue</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-1.10</td>
<td>Existing Conditions Plan</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>C-2.10</td>
<td>Site Plan</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>C-3.10</td>
<td>Grading and Drainage Plan</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>C-4.10</td>
<td>Utility Plan</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>C-4.20</td>
<td>Utility Profiles</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>C-5.10</td>
<td>Erosion Prevention &amp; Sediment Control Plan</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>C-6.10</td>
<td>Site Details</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>C-6.20</td>
<td>Stormwater Details</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>C-6.30</td>
<td>Erosion Prevention and Sediment Control Details</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>C-6.40</td>
<td>Water and Wastewater Details</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>LA-1.00</td>
<td>Overall Planting Plan</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>LA-1.10</td>
<td>Planting Plan</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>LA-1.20</td>
<td>Planting Plan</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>LA-2.00</td>
<td>Lighting Plan</td>
<td>September 8, 2020</td>
</tr>
<tr>
<td>SW-1.10</td>
<td>Stormwater Management &amp; Maintenance Plan</td>
<td>September 8, 2020</td>
</tr>
</tbody>
</table>

### Reference Index

<table>
<thead>
<tr>
<th>No.</th>
<th>Drawing Title</th>
<th>Latest Issue</th>
</tr>
</thead>
<tbody>
<tr>
<td>D-1</td>
<td>City of Burlington Water System Details</td>
<td>March 20, 2017</td>
</tr>
</tbody>
</table>

---

**THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR EXCLUSIVE CLIENT USE. THEY SHALL NOT BE USED, IN WHOLE OR PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT, IS AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.**
NOTE: THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS.
Parking Summary Chart

<table>
<thead>
<tr>
<th>Description</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spaces</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Zoning Summary Chart

<table>
<thead>
<tr>
<th>Zoning District(S)</th>
<th>Design Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Activity Center - Riverside</td>
<td>Design Review</td>
</tr>
</tbody>
</table>

Parking Regulation Requirements

<table>
<thead>
<tr>
<th>Description</th>
<th>Existing</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

LOT AREA: 38,882 SF
LOT COVERAGE: N/A
N/A
38,882 SF
UTILITY NOTES:

1. EXISTING UTILITIES SHALL BE TERMINATED UNLESS OTHERWISE NOTED IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.

2. ALL WATER AND WASTEWATER WORK SHALL CONFORM WITH THE PROJECT SPECIFIC WATER AND WASTEWATER PERMITS ISSUED BY THE VERMONT DEPARTMENT OF CONSERVATION (VTDEC), VTDEC WASTEWATER SYSTEMS AND POTABLE WATER SUPPLY RULES (EPR CHAPT 1, "WATER/WASTEWATER RULES"), AND FOR WORK WITHIN 10 FEET OF THE BUILDING (OR AS APPLICABLE) THE VERMONT PLUMBING CODE, LATEST EDITIONS.
1. CONTACT CITY OF BURLINGTON DPW STORMWATER ADMINISTRATOR AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITY TO SECURE PERMITS. PROPOSED EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROPERLY EXECUTED AND MAINTAINED DURING CONSTRUCTION ACTIVITY.

2. INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO EARTH DISTURBANCE. EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED DAILY IN ORDER TO MINIMIZE THE DISCHARGE OF SEDIMENT TO THE CITY DRAINAGE SYSTEM. MAINTAIN SEDIMENT CONTROLS UNTIL SITE IS FULLY STABILIZED.

3. THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT TO THE STUDY DRAINAGE CHUTE (STD IN THE STUDY). SEDIMENT DEPOSITED BY VEHICLE TRACKING SHALL BE REMOVED BY SWEEPING AS NEEDED AND PRIOR TO FORECAST PRECIPITATION.

4. NO VEHICLE OR EQUIPMENT PARKING OR MATERIAL STAGING SHALL OCCUR WITHIN THE CITY ROW WITHOUT PERMISSION FROM THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.

5. THE NEW AND EXISTING STORMWATER DRAINAGE SYSTEM SHALL BE FREE FROM SEDIMENT AND CONSTRUCTION DEBRIS AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO TRANSFER OF THE SITE TO THE OWNER.

6. DISTURBED AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH, STONE, CONCRETE, PAVEMENT, OR OTHER APPROVED MEANS WITHIN 14 DAYS OF INITIAL DISTURBANCE.

7. SILT FENCE OR OTHER APPROVED SILT BARRIER SHALL BE INSTALLED AT THE DOWNSLOPE PERIMETER OF ALL SOILS STOCKPILES.

8. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO KEEP THE NEW SYSTEM IN OPERATIONAL ORDER AND CORRECT THE DISCHARGE OF SEDIMENT TO THE STUDY DRAINAGE CHUTE (STD IN THE STUDY).
Redi-Rock Style Retaining Wall

NOTES:
1. ALL DIMENSIONS TO CENTER OF PLATE.
2. UNLESS OTHERWISE SPECIFIED.
3. STANDARD DETAILS TO BE INSERTED WHERE NOT SPECIFIED.
4. SEGMENTAL WALL IS COMPOSED OF REDI-ROCK WALL "LEDGESTONE" STYLE PRECAST CONCRETE BLOCKS.

- INSTALL PER MANUFACTURER'S SPEC.
- 18"x46"x41" REDI-ROCK BASE BLOCK
- 6"x46"x28 1/2" REDI-ROCK CAP BLOCK
- GEOGRID EARTH REINFORCEMENT
- RETAINING WALL BLOCK, TYPICAL
- 18"x46"x28" REDI-ROCK MIDDLE BLOCK
- 6" DIAMETER PERFORATED PIPE
- HEIGHT VARIES

Accurate Parking Space

- Cast-In-Place Concrete Curb (CC) & Sidewalk
- Transition and End Curbs
- Blackrock Riverside Avenue
- Senior Apartments
- 356 Riverside Ave
- Burlington, Vermont
**Detention Gallery Outlet Control Schematic**

- **NOTES**
  1. Stone may be placed on filter fabric foundation to the same grade and locations as shown below. Gravel filter fabric should be installed as shown.
  2. Set grading of debris same as indicated on plans.
  3. Ensure that debris (min. size of 1.5 feet) is removed from the trench bottom to prevent cutoff of the debris.
  4. Protect the channel downstream of the lowest check dam from erosion and foreign materials as appropriate.
  5. Ensure that stones or materials such as culvert entrances below check dams are not subject to damage or blockage from overloaded stones.

**Dry Swale**

- **SOURCES**
  - Source: VHB

**Storm Drain and Foundation Drain**

- **SOURCES**
  - Source: VHB
  - Source: VHB

---

**Catch Basin (CB)**

- **SOURCES**
  - Source: VHB

**Drain Manhole (DMH)**

- **SOURCES**
  - Source: VHB
  - Source: VHB
NOTES

1. PERIMETER CONTROLS SHALL NOT CROSS ACTIVE ACCESS ROUTES (E.G., ROADS) OR ACTIVE FLOW.
2. SINGLES OR DOUBLE STACKED STAKED FIBER ROLLS TO BE INSTALLED WHERE SOIL DEPTH ALLOWS.
3. STAKES TO BE PLACED 4 FT APART, MINIMUM.
4. STAKED FIBER ROLL SHALL BE REPLACED OR REPLENISHED AS NEEDED DURING ACTIVE EARTH WORK.
5. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT.

Installation of “J-Hooks” on Slopes

1. Silt fence shall be installed in shorter runs with “J-Hooks” to avoid concentration of flows at one location by trapping runoff at multiple points along a slope.
2. Erosion prevention and sediment management shall be provided according to permit requirements.
3. FABRIC FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUIVALENT.

Stabilized Construction Exit

1. Sheet steel used in the construction of the exit shall be protected from erosion by a silt fence, erosion control blanket or other approved sediment trapping device. 
2. Project documentation shall be submitted to the Zoning Administrator for review and approval.

Silt Fence/Reinforced Silt Barrier

1. Silt cloth shall be used in the construction of the barrier, including the application of sediment trapping device. 
2. Permeable units shall be placed as needed and material removed when sediment reaches a permitted level.
3. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING TO THE SITE.
4. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING TO THE SITE.
Water/Sewer Separation

1. Where sewer crosses over water, place the center of both pipes at crossing point.
2. Where sewer crosses over water, place the center of both pipes at crossing point.
3. Place Tapping Valve Adjustable Iron Valved Box with cover marked "Water" between pipes.
4. Where sewer crosses over water, place the center of both pipes at crossing point.
5. Where sewer crosses over water, place the center of both pipes at crossing point.

NOTES

1. Where sewer crosses over water, place the center of both pipes at crossing point.
2. Where sewer crosses over water, place the center of both pipes at crossing point.
3. Place Tapping Valve Adjustable Iron Valved Box with cover marked "Water" between pipes.
4. Where sewer crosses over water, place the center of both pipes at crossing point.
5. Where sewer crosses over water, place the center of both pipes at crossing point.

Sewerline Trench

1. Where sewer crosses over water, place the center of both pipes at crossing point.
2. Where sewer crosses over water, place the center of both pipes at crossing point.
3. Place Tapping Valve Adjustable Iron Valved Box with cover marked "Water" between pipes.
4. Where sewer crosses over water, place the center of both pipes at crossing point.
5. Where sewer crosses over water, place the center of both pipes at crossing point.

NOTES

1. Where sewer crosses over water, place the center of both pipes at crossing point.
2. Where sewer crosses over water, place the center of both pipes at crossing point.
3. Place Tapping Valve Adjustable Iron Valved Box with cover marked "Water" between pipes.
4. Where sewer crosses over water, place the center of both pipes at crossing point.
5. Where sewer crosses over water, place the center of both pipes at crossing point.

Waterline Trench

1. Where sewer crosses over water, place the center of both pipes at crossing point.
2. Where sewer crosses over water, place the center of both pipes at crossing point.
3. Place Tapping Valve Adjustable Iron Valved Box with cover marked "Water" between pipes.
4. Where sewer crosses over water, place the center of both pipes at crossing point.
5. Where sewer crosses over water, place the center of both pipes at crossing point.

NOTES

1. Where sewer crosses over water, place the center of both pipes at crossing point.
2. Where sewer crosses over water, place the center of both pipes at crossing point.
3. Place Tapping Valve Adjustable Iron Valved Box with cover marked "Water" between pipes.
4. Where sewer crosses over water, place the center of both pipes at crossing point.
5. Where sewer crosses over water, place the center of both pipes at crossing point.

Typical Tapping Sleeve and Valve Detail

1. Where sewer crosses over water, place the center of both pipes at crossing point.
2. Where sewer crosses over water, place the center of both pipes at crossing point.
3. Place Tapping Valve Adjustable Iron Valved Box with cover marked "Water" between pipes.
4. Where sewer crosses over water, place the center of both pipes at crossing point.
5. Where sewer crosses over water, place the center of both pipes at crossing point.

NOTES

1. Where sewer crosses over water, place the center of both pipes at crossing point.
2. Where sewer crosses over water, place the center of both pipes at crossing point.
3. Place Tapping Valve Adjustable Iron Valved Box with cover marked "Water" between pipes.
4. Where sewer crosses over water, place the center of both pipes at crossing point.
5. Where sewer crosses over water, place the center of both pipes at crossing point.
### Tree Protection
1. Shrubs and trees shall be protected with temporary wooden fencing, with the fence at least three feet from the tree crown, prior to start of construction.
2. Contractor shall not damage trees located within the tree protection area. Contractor shall not allow vehicles on walkways or curbs, or upon any other materials within the tree protection area.
3. Damage to existing trees caused by the contractor shall be repaired by a certified arborist at the contractor's expense.

### Planting Notes
1. All proposed planting locations shall be staked as shown on the plans and field branding and approval by the landscape architect prior to installation.
2. Contractor shall verify locations of all underground utilities and notify the owner's representative of conflicts.
3. No plant materials shall be installed until all grading and construction has been completed in the planting area.
4. Permanent staking shall be installed at the time of planting.
5. A 3'-6" deep mulch for specification shall be installed under all disturbed areas. Left in all planter bowls, unless otherwise indicated on the plans, or as directed by the owner's representative.
6. All trees shall be labeled and specified. Labels otherwise noted in specifications or site plans, or approved by the owner's representative.
7. Final quantity for each plant type shall be as graphically shown on the plan. Plants shall be furnished by the contractor.
8. Documents representing both quantities and specifications shall be shown on the plant list and on the plan. The contractor shall report any discrepancies between quantities shown on the plant list and quantities furnished to the owner's representative.
9. All plant materials installed shall meet the specifications of the "American Standards for Nursery Stock" by the American Association of Nurserymen and Contract Documents.
10. All plant materials shall be guaranteed for one year following date of final acceptance.
11. All proposed plant substitutions must be reviewed by landscape architect and approved in writing by the owner's representative.

### Plant Maintenance Notes
1. Contractor shall provide adequate irrigation of the lawn and landscape. No irrigation is proposed for this site. The contractor shall provide supplemental watering for new lawns and plantings during the one year plant guarantee period.
2. Contractor shall provide all materials, labor, and equipment for the complete landscape maintenance. Work shall be approved by the owner's representative.
3. Watering shall be required during the growing season. Irrigation schedule is as below any other work.
4. Mowing shall be performed in a manner that will adequately maintain the integrity of the landscape plan.
5. Contractor shall replace dead or dying plants at the end of the one-year guarantee period. Contractor shall continue maintenance to the facility maintenance staff at that time.

### Overall Planting Plan
- **Blackrock Riverside Avenue Senior Apartments**
- **356 Riverside Ave**
- **Burlington, Vermont**
- **September 8, 2020**
- **Zoning Permit**
- **Appvd**.

---

**PLANT SCHEDULE**

<table>
<thead>
<tr>
<th>NO.</th>
<th>APPRolson Name</th>
<th>Common Name</th>
<th>QBTY</th>
<th>Size</th>
<th>2'-0&quot; COL.</th>
<th>3'-0&quot; COL.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Schottland Hair Grass</td>
<td>Deschampsia cespitosa Schottland</td>
<td>11</td>
<td>12 -14` HT.</td>
<td>2 GAL.</td>
<td>2 GAL.</td>
</tr>
<tr>
<td>2</td>
<td>Gro-Low Fragrant Sumac</td>
<td>Rhus aromatica <code>Gro-Low</code></td>
<td>74</td>
<td>18 - 24&quot; SPD</td>
<td>2 GAL.</td>
<td>2 GAL.</td>
</tr>
<tr>
<td>3</td>
<td>Arctic Fire Dogwood</td>
<td>Cornus sericea <code>Red Switch</code></td>
<td>4</td>
<td>4 - 6’ HT.</td>
<td>2 GAL.</td>
<td>2 GAL.</td>
</tr>
<tr>
<td>4</td>
<td>Shenendoah Switch Grass</td>
<td>Deschampsia cespitosa <code>Schottland</code></td>
<td>3</td>
<td>2’-4” HT.</td>
<td>2 GAL.</td>
<td>2 GAL.</td>
</tr>
<tr>
<td>5</td>
<td>Deciduous Trees</td>
<td>Betula nigra <code>Heritage</code></td>
<td>20</td>
<td>12 - 14` HT.</td>
<td>2 1/2 - 3&quot; CAL.</td>
<td>2 1/2 - 3&quot; CAL.</td>
</tr>
<tr>
<td>6</td>
<td>Shrubs</td>
<td>Acer x freemanii <code>Sienna</code></td>
<td>20</td>
<td>18 - 24” SPD</td>
<td>2 1/2 - 3&quot; CAL.</td>
<td>2 1/2 - 3&quot; CAL.</td>
</tr>
<tr>
<td>7</td>
<td>Grasses</td>
<td>Schademaster Locust</td>
<td>20</td>
<td>12 - 14` HT.</td>
<td>2 1/2 - 3&quot; CAL.</td>
<td>2 1/2 - 3&quot; CAL.</td>
</tr>
</tbody>
</table>

---

**VHb.com**
- **40 IOK Dr**
- **Building 100 Suite 200**
- **South Burlington, VT 05403**
- **802-497-6100**
**LIGHT FIXTURE SPECIFICATIONS**

<table>
<thead>
<tr>
<th>Fixture</th>
<th>Manufacturer</th>
<th>Model</th>
<th>LED</th>
<th>Color</th>
<th>Voltage</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Beacon Lighting</td>
<td>6210-SB-30W</td>
<td>LED</td>
<td>3000k</td>
<td>120v (verify with electrical engineer)</td>
</tr>
<tr>
<td>B</td>
<td>KDM Lighting</td>
<td>2352 LED</td>
<td>LED</td>
<td>3000k</td>
<td>120v (verify with electrical engineer)</td>
</tr>
<tr>
<td>C</td>
<td>Philips Lighting</td>
<td>SDR-250</td>
<td>LED</td>
<td>3000k</td>
<td>120v (verify with electrical engineer)</td>
</tr>
<tr>
<td>D</td>
<td>Kichler Lighting</td>
<td>22W Light</td>
<td>LED</td>
<td>3000k</td>
<td>120v (verify with electrical engineer)</td>
</tr>
</tbody>
</table>

**Color:**
- Black
- 3000K

**VHB** is not responsible for light output deviations due to light fixture or ballast combinations or other variables. This analysis was calculated in accordance with published IES calculation methods and procedures with

**STATISTICAL AREA SUMMARY**

- **Avg:** 3.75
- **Min:** 900
- **Max:** 1000
- **AvgMin:** 37.00

- **Parking Lot and Entry Drive:**
  - 1.75
  - 2.00

VHB is not responsible for light output deviations due to light fixture or ballast combinations or other variables.