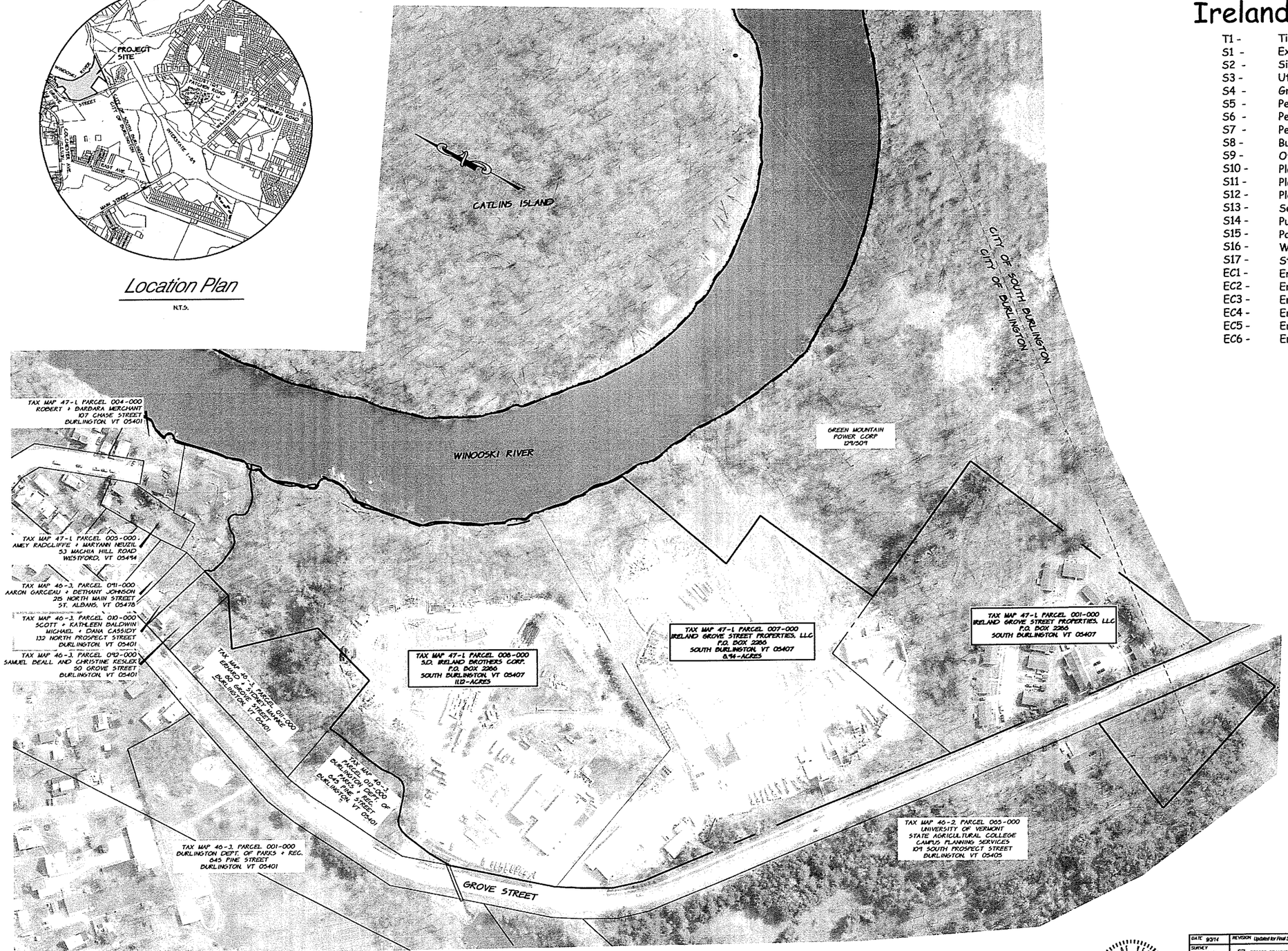
Ireland Property

T1 -	Title Sheet
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 -	Burlington Parks & Rec. Improvements
S9 -	Off-Site Water Line Extension
S10 -	Plan & Profile Upper Plateau
S11 -	Plan & Profile Transition
S12 -	Plan & Profile Lower Plateau
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 Phase I Plan
EC3 -	Erosion Control Construction Phase II Plan
EC4 -	Erosion Control Post-Construction Plan
EC5 -	Erosion Control Culvert Removal
EC6 -	Erosion Control Details

Location Plan

N.T.S.



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

(IN FEET)
1 inch = 100 ft

Landscape Architect

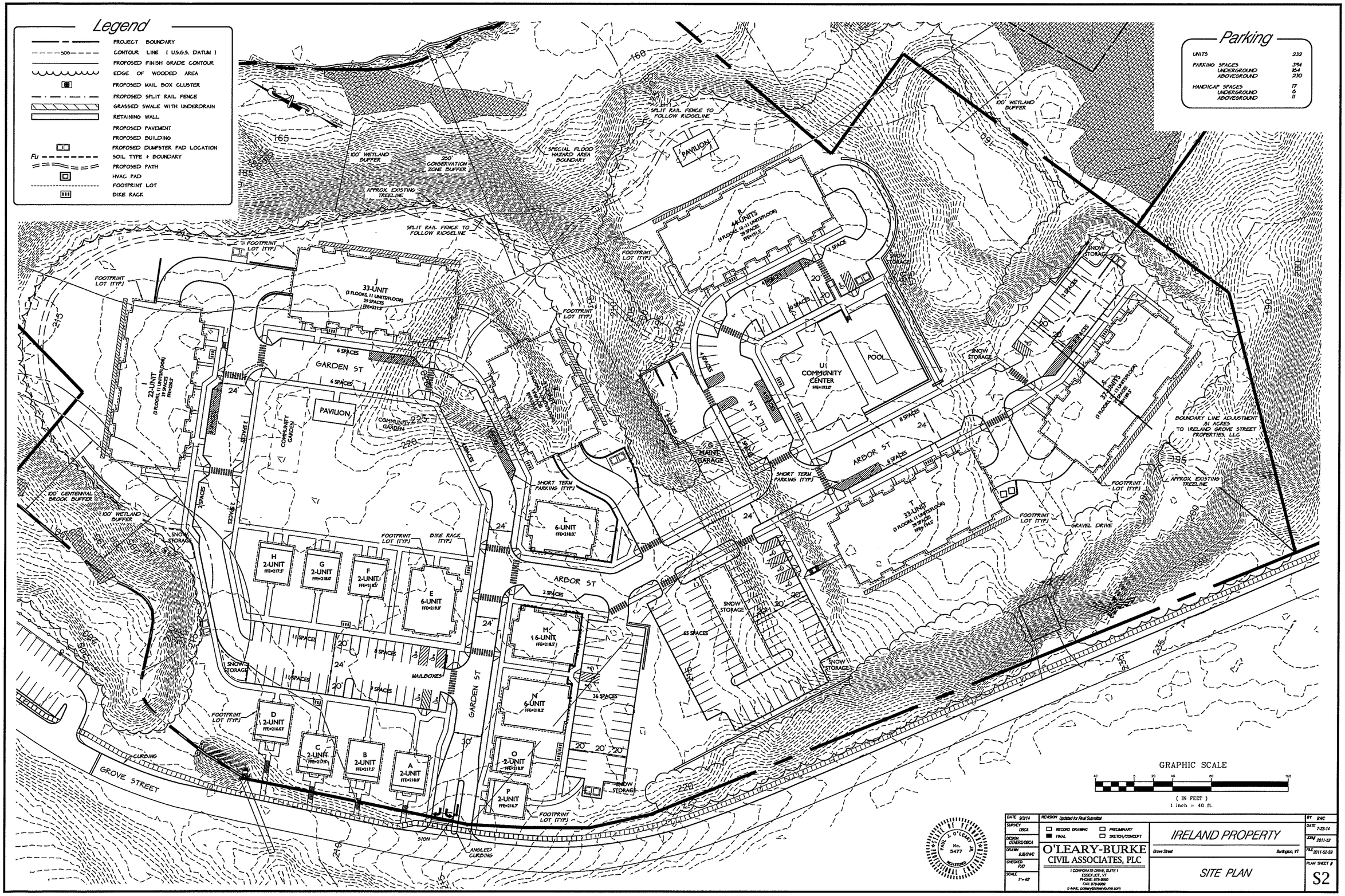
WAGNER-HODGSON
C/O JEFF HODGSON, ASLA
7 MARBLE AVENUE
BURLINGTON VERMONT 05401

Civil Engineer

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

PAUL T. O'LEARY JR. No. 5477 REGISTERED PROFESSIONAL ENGINEER

DATE 9/3/14	REVISION Updated for Final Submittal		BY BWC
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT		DATE 7-23-14
DESIGN OTHERS/OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	IRELAND PROPERTY	JOB# 2011-52
DRAWN BJB/BWC	1 CORPORATE DRIVE, SUITE 1 ESSEX JCT., VT PHONE: 878 9000 FAX: 878-2693 E MAIL: poleary@olearyburke.com	Grove Street Burlington, VT	FILE 2011-52-S3
CHECKED PJO		TITLE SHEET	PLAN SHEET # T1
SCALE 1"=100'			


Legend
PROJECT BOUNDARY
CONTOUR LINE (U.S.G.S. DATUM)
PROPOSED FINISH GRADE CONTOUR
EDGE OF WOODED AREA
PROPOSED MAIL BOX CLUSTER
PROPOSED SPLIT RAIL FENCE
GRASSED SWALE WITH UNDERDRAIN
RETAINING WALL
PROPOSED PAVEMENT
PROPOSED BUILDING
PROPOSED DUMPSTER PAD LOCATION
SOIL TYPE + BOUNDARY
PROPOSED PATH
HVAC PAD
FOOTPRINT LOT
BIKE RACK
Parking
UNITS 232
PARKING SPACES 394
UNDERGROUND 164
ABOVEGROUND 230
HANDICAP SPACES 17
UNDERGROUND 6
ABOVEGROUND 11
100' WETLAND BUFFER
250' CONSERVATION ZONE BUFFER
APPROX. EXISTING TREELINE
SPECIAL FLOOD HAZARD AREA BOUNDARY
SPLIT RAIL FENCE TO FOLLOW RIDGELINE
PAVILION
FOOTPRINT LOT (TYP.)
J 33-UNIT
I 22-UNIT
GARDEN ST
COMMUNITY GARDEN
U COMMUNITY CENTER
POOL
LILY LN
G MAINT GARAGE
ARBOR ST
SHORT TERM PARKING (TYP.)
L 6-UNIT
T 33-UNIT
S 37-UNITS
BOUNDARY LINE ADJUSTMENT .81 ACRES TO IRELAND GROVE STREET PROPERTIES, LLC
100' CENTENNIAL BROOK BUFFER
BIKE RACK (TYP.)
H 2-UNIT
G 2-UNIT
F 2-UNIT
E 6-UNIT
M 6-UNIT
N 6-UNIT
D 2-UNIT
C 2-UNIT
B 2-UNIT
A 2-UNIT
O 2-UNIT
P 2-UNIT
MAILBOXES
SNOW STORAGE
GRAVEL DRIVE
GROVE STREET
CURBING
ANGLED CURBING
SIGN
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
DATE 9/3/14
SURVEY OBCA
DESIGN OTHERS/OBCA
DRAWN BJB/BWC
CHECKED PJO
SCALE 1"=40'
REVISION Updated for Final Submittal
RECORD DRAWING
PRELIMINARY
FINAL
SKETCH/CONCEPT
O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-9960
FAX: 878-9989
E-MAIL: poleary@olearyburke.com
IRELAND PROPERTY
Grove Street
Burlington, VT
SITE PLAN
BY BWC
DATE 7-23-14
JOB# 2011-52
FILE 2011-52-S9
PLAN SHEET #
S2

Legend

- PROJECT BOUNDARY
- 500 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
- GRASSED SWALE WITH UNDERDRAIN
- RETAINING WALL
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED DUMPSTER PAD LOCATION
- Fu SOIL TYPE + BOUNDARY
- PROPOSED PATH
- TRANSFORMER PAD

Units			
Service Pipe	21-44	6	2
SDR35 PVC Sewer Service	6 in	6 In	6 In
C900 PVC Water Service	8 In	1½ In (CU)	1 In (CU)

Note: Any parking garage drainage is to be connected to an oil/grit separator and discharged to the sanitary sewer

Sewer Infrastructure

SMH #1 Rim = 215.5'
8" Out = 206.5'

SMH #2 Rim = 218.96'
8" Out = 205.75'
8" In = 205.85'
8" In = 205.85'

SMH #3 Rim = 215.85'
8" Out = 205.07'
8" In = 205.17'
8" In = 205.17'

SMH #4 Rim = 219.15'
8" Out = 210.15'

SMH #5 Rim = 215.15'
8" Out = 207.00'
8" In = 207.10'

SMH #6 Rim = 217.91'
8" Out = 207.74'

SMH #7 Rim = 210.66'
8" Out = 198.77'
8" In = 198.87'

SMH #8 Rim = 194.76'
8" Out = 182.29'
8" In = 182.39'
8" In = 182.39'

SMH #9 Rim = 189.75'
8" Out = 180.83'
8" In = 180.93'

SMH #10 Rim = 190.78'
8" Out = 184.17'

Stormwater Infrastructure

CB #1 Rim = 209.80'
4" UD = 205.80'
12" In = 204.80'
15" Out = 204.70'

CB #2 Rim = 209.80'
4" UD = 205.80'
15" In = 204.62'
15" Out = 204.52'

CB #3 Rim = 215.40'
15" In = 204.24'
15" Out = 204.14'

CB #4 Rim = 215.20'
15" In = 204.06'
15" In = 204.06
18" Out = 203.96'

CB #5 Rim = 210.80'
4" UD = 206.80'
15" In = 205.62'
15" Out = 205.52'

CB #6 Rim = 210.80'
4" UD = 206.80'
12" In = 205.80'
15" Out = 205.70'

CB #7 Rim = 216.2'
15" In = 204.08'
18" In = 202.97'
18" Out = 202.87'

CB #8 Rim = 215.80'
4" UD = 211.80'
18" In = 201.75'
18" Out = 201.65'

CB #9 Rim = 215.40'
4" UD = 211.40'
15" In = 206.25'
15" In = 207.85'
18" In = 201.52'
18" Out = 201.42'

CB #10 Rim = 215.00'
4" UD = 211.00'
15" In = 207.60'
15" Out = 207.50'

CB #11 Rim = 214.7'
4" UD In = 210.70'
15" Out = 207.80'

CB #12 Rim = 215.50'
15" Out = 208.00'

CB #13 Rim = 206.90'
4" UD = 202.90'
18" In = 199.32'
18" Out = 199.22'

CB #14 Rim = 206.50'
4" UD = 202.50'
18" In = 199.14'
12" In = 199.14'
18" Out = 199.04'

CB #15 Rim = 195.19'
4" UD = 191.19'
12" In = 187.60'
15" In = 187.60'
18" In = 187.60'
18" In = 187.60'
24" Out = 187.50'

CB #16 Rim = 210.70'
4" UD = 206.70'
18" In = 200.92'
15" In = 201.50'
18" Out = 200.82'

CB #17 Rim = 210.75'
4" UD = 206.75'
15" Out = 203.25'

CB #18 Rim = 197.65'
4" UD = 193.65'
18" In = 190.25'
18" Out = 190.15'

CB #19 Rim = 197.82'
12" In = 190.69'
18" Out = 190.59'

CB #20 Rim = 195.00'
4" UD = 191.00'
15" Out = 187.85'

CB #21 Rim = 190.90'
4" UD = 186.90'
15" In = 185.98'
15" Out = 184.01'

CB #22 Rim = 180.85'
4" UD = 176.85'
12" In = 175.85'
15" Out = 175.75'

CB #23 Rim = 188.80'
4" UD = 184.80'
15" In = 175.27'
15" In = 175.27'
18" Out = 175.17'

CB #24 Rim = 187.60'
15" In = 176.70'
18" In = 174.56'
18" In = 172.80'
24" In = 176.70'
30" Out = 172.70'

CB #25 Rim = 188.75'
4" UD = 184.75'
15" In = 177.89'
15" Out = 177.79'

CB #26 Rim = 184.00'
4" UD = 180.00'
15" In = 173.44'
12" In = 176.50'
18" Out = 173.34'

CB #27 Rim = 179.00'
4" UD = 175.00'
15" In = 173.82'
15" Out = 173.72'

CB #28 Rim = 179.00'
4" UD = 175.00'
12" In = 174.00'
15" Out = 173.90'

CB #29 Rim = 192.30'
15"Out = 186.30'

Clean Out #1 Rim = 218.2'
12" In = 212.20'
12" Out = 212.10'

Yard Drain #1 Rim = 220.25'
12" Out = 214.0'

Yard Drain #2 Rim = 213.5'
4" UD = 209.50'
15" Out = 205.04'

Yard Drain #3 Rim = 220.25'
12" Out = 214.0'

Yard Drain #4 Rim = 218.5'
12" Out = 204.0'

Yard Drain #5 Rim = 198.5'
4" UD = 194.5'
12" Out = 193.5'

Yard Drain #6 Rim = 183.5'
12" Out = 177.5'

Yard Drain #7 Rim = 185.5'
12" Out = 180.00'

Yard Drain #8 Rim = 182.5'
12" Out = 176.5'

Yard Drain #9 Rim = 185.5'
4" UD = 181.5'
15" Out = 179.5'

Yard Drain #10 Rim = 193.5'
12" Out = 187.80'

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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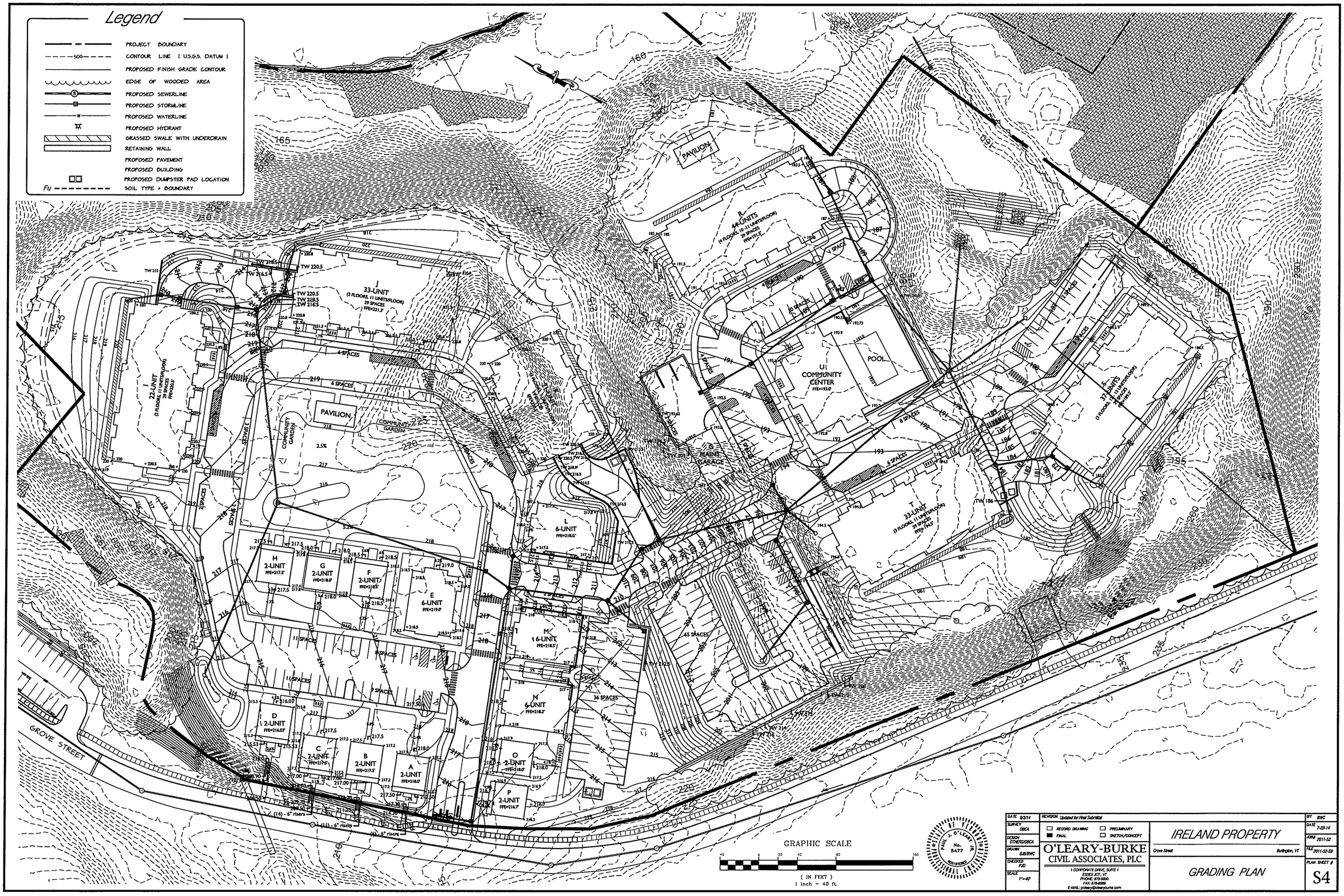
DRAWN BJB/BWC	1 CORPORATE DRIVE, SUITE 1 ESSEX JCT., VT PHONE: 878-2990 FAX: 878-6999 E-MAIL: poleary@olearyburke.com	Grove Street Burlington, VT	FILE 2011-52-S9
CHECKED PJO		UTILITY PLAN	PLAN SHEET # S3
SCALE 1"=40'			

PAUL J. O'LEARY JR. No. 5477 REGISTERED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E-MAIL: poleary@olearyburke.com
IRELAND PROPERTY
Grove Street
Burlington, VT
GRADING PLAN
BY BWC
DATE 7-23-14
JOB# 2011-52
FILE 2011-52-S9
PLAN SHEET #
S4