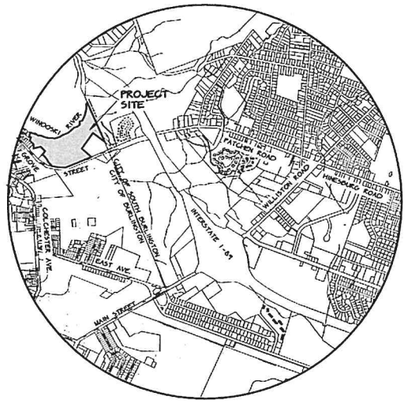
Ireland Property

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.

CATLINS ISLAND

WINOOSKI RIVER

GREEN MOUNTAIN POWER CORP LM/504

TAX MAP 47-1 PARCEL 004-000
ROBERT + BARBARA MERCHANT
107 CHASE STREET
BURLINGTON, VT 05401

TAX MAP 47-1 PARCEL 005-000
AMEY RADCLIFFE + MARYANN NEUZIL
53 MACHIA HILL ROAD
WESTFORD, VT 05494

TAX MAP 46-3 PARCEL 091-000
AARON GARCEAU + BETHANY JOHNSON
295 NORTH MAIN STREET
ST. ALBANS, VT 05478

TAX MAP 46-3 PARCEL 010-000
SCOTT + KATHLEEN BALDWIN
MICHAEL + DANA CASSIDY
132 NORTH PROSPECT STREET
BURLINGTON, VT 05401

TAX MAP 46-3 PARCEL 092-000
SAMUEL BEALL AND CHRISTINE KESLER
90 GROVE STREET
BURLINGTON, VT 05401

TAX MAP 46-3 PARCEL 011-000
EDWARD + SUZANNE WAYNE
90 GROVE STREET
BURLINGTON, VT 05401

TAX MAP 46-3 PARCEL 012-000
BURLINGTON DEPT. OF PARKS + REC.
645 PINE STREET
BURLINGTON, VT 05401

TAX MAP 46-3 PARCEL 001-000
BURLINGTON DEPT. OF PARKS + REC.
645 PINE STREET
BURLINGTON, VT 05401

TAX MAP 47-1 PARCEL 008-000
S.D. IRELAND BROTHERS CORP.
P.O. BOX 2286
SOUTH BURLINGTON, VT 05407
11.12-ACRES

TAX MAP 47-1 PARCEL 007-000
IRELAND GROVE STREET PROPERTIES, LLC
P.O. BOX 2286
SOUTH BURLINGTON, VT 05407
8.94-ACRES

TAX MAP 47-1 PARCEL 001-000
IRELAND GROVE STREET PROPERTIES, LLC
P.O. BOX 2286
SOUTH BURLINGTON, VT 05407

TAX MAP 46-2 PARCEL 005-000
UNIVERSITY OF VERMONT
STATE AGRICULTURAL COLLEGE
CAMPUS PLANNING SERVICES
109 SOUTH PROSPECT STREET
BURLINGTON, VT 05405

GROVE STREET

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

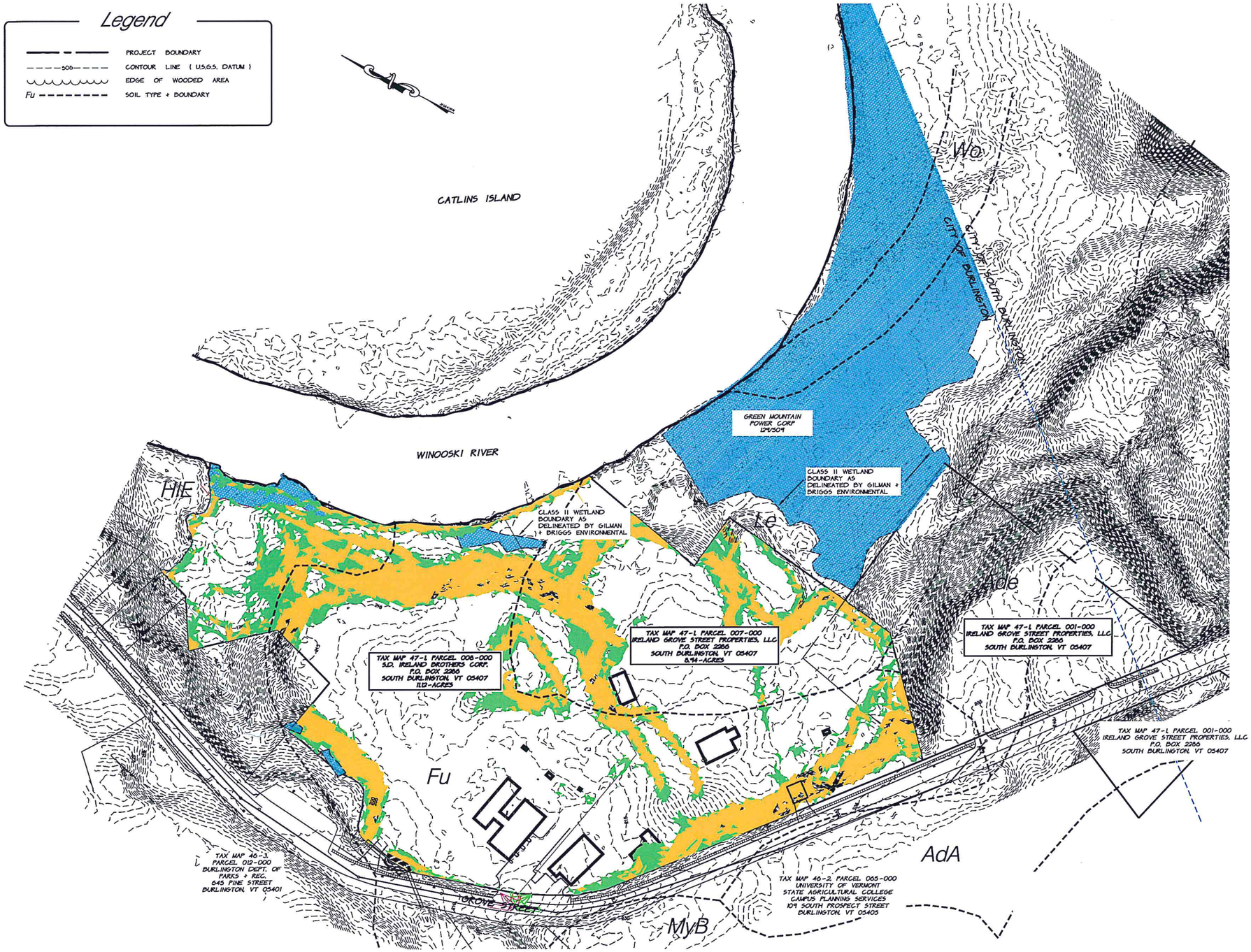
O'LEARY-BURKE CIVIL ASSOCIATES
C/O PAUL O'LEARY, PE
1 CORPORATE DRIVE
ESSEX JCT VERMONT 05452

PAUL J. O'LEARY JR. No. 5477 REGISTERED

DATE 9/3/14	REVISION Updated for Final Submittal		BY BWC
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	IRELAND PROPERTY	DATE 7-23-14
DESIGN OTHERS/OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	Grove Street Burlington, VT	JOB # 2011-52
DRAWN BJB/BWC	1 CORPORATE DRIVE, SUITE 1 ESSEX JCT., VT PHONE: 878 0000 FAX: 878-0069 E.MAIL: poleary@olearyburke.com		FILE 2011-52-S3
CHECKED PJO		TITLE SHEET	PLAN SHEET # T1
SCALE 1"=100'			

Legend

- PROJECT BOUNDARY
- ---506--- CONTOUR LINE (U.S.G.S. DATUM)
- EDGE OF WOODED AREA
- Fu SOIL TYPE + BOUNDARY



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

Zoning Information

ZONING DISTRICT: RESIDENTIAL - LOW DENSITY

DIMENSIONAL REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM ROAD FRONTAGE	60'	1250'
MINIMUM LOT SIZE	10,000 S.F.	1,376,376 SF
MAXIMUM DENSITY	7 UNITS/AC.	N/A
MAX. LOT COVERAGE	30%	42.8%
MINIMUM FRONT SETBACK	AVG. OF 3 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 (905,375 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.)
(905,375 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)

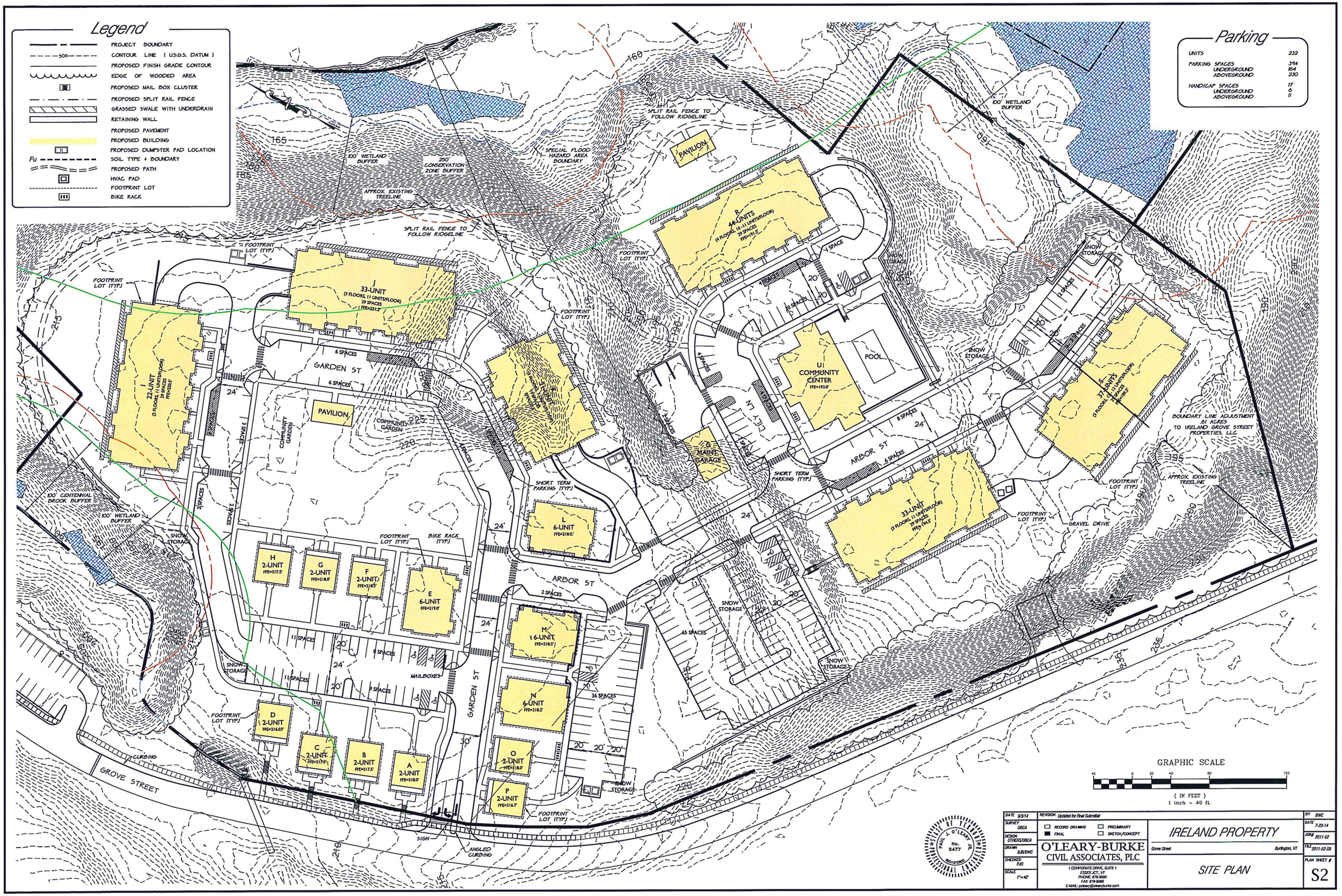
*PER SECTION 4.4.5 (D), TABLE 4.4.5-7. THE SECTION ALSO ALLOWS FOR A MAX. LOT COVERAGE OF 50%

**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

DATE 9/3/14	REVISION Updated for Final Submittal		BY BWC
SURVEY DBCA	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	IRELAND PROPERTY	DATE 7-23-14
DESIGN OTHERS/DBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	Grove Street Burlington, VT	JOB# 2011-52
DRAWN BJS/BWC	1 CORPORATE DRIVE, SUITE 1 ESSEX JCT., VT PHONE: 878-9560 FAX: 878-6999 E-MAIL: polearyb@olearyburke.com	EXISTING CONDITIONS PLAN	FILE 2011-52-S9
CHECKED PJO			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 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
R 44-UNITS
33-UNIT
22-UNIT
GARDEN ST
COMMUNITY GARDEN
U COMMUNITY CENTER
POOL
LILY LN
G MAINT GARAGE
ARBOR ST
T 33-UNIT
S 37-UNITS
BOUNDARY LINE ADJUSTMENT .81 ACRES TO IRELAND GROVE STREET PROPERTIES, LLC
100' CENTENNIAL BROOK BUFFER
SHORT TERM PARKING (TYP.)
L 6-UNIT
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
SIGN
ANGLED CURBING
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
FINAL
PRELIMINARY
SKETCH/CONCEPT
O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-9999
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.

PAUL T. O'LEARY No. 5477 REGISTERED

DATE 9/3/14	REVISION Updated for Final Submittal		BY BWC
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY		DATE 7-23-14
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DRAWN BJB/BWC	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	IRELAND PROPERTY	FILE 2011-52-S9
CHECKED PJO	1 CORPORATE DRIVE, SUITE 1 ESSEX JCT., VT PHONE: 878-9900 FAX: 879-6989 E-MAIL: poleary@olearyburke.com	Grove Street Burlington, VT	PLAN SHEET # S3
SCALE 1"=40'		UTILITY PLAN	