2 Lincoln Street
Essex Junction, VT 05452-3154
www.essexjunction.org

P 802-878-6944, ext. 1625
F: 802.878.6946
E: mgiguere@essexjunction.org

Staff Report

To: Development Review Board
From: Michael Giguere, City Planner
Meeting Date: March 20th, 2025
Subject: Site plan amendment for three (3) additional dwelling units and opening of the fifth floor at existing multi-family building at 197 Pearl Street by Jiddu/Sittu Trust c/o Gabe Handy.
File: SP#5.2016.6

PROJECT DESCRIPTION

The applicant is seeking after-the-fact permitting for revisions made during construction at 197 Pearl Street. The original approval permitted a four-story building with 67 dwelling units and 3,439 square feet of commercial space. During construction, three storage areas were converted into single bedroom dwelling units, the commercial space was reduced in size to 3,000 square feet, and a fifth story penthouse space was added to one of the two-bedroom units on the fourth story. These changes resulted in a total of 70 dwelling units, with 61 single bedroom units, 8 double bedroom units, and one four-bedroom unit. This discrepancy was discovered upon a review of as-built drawings against the 2017 site plan approval.

EXISTING CONDITIONS AND GENERAL INFORMATION

Project Location: 197 Pearl Street

Project Area Size: 64,469 square feet

Lot Frontage: 247 feet

Existing Land Use: Residential

Surrounding Land Use: Residential

Zoning District: Multi-Family/Mixed Use 1 (MF-MU1)

Minimum Lot Size: 15,000 square feet

Lot Coverage: 41.3%

Permitted Lot Coverage: 65%

SECTION 606: MULTI-FAMILY/MIXED USE 1 DISTRICT (MF-MU1)

A. Purpose.

The project provides high density multi-family residential housing along the Pearl Street corridor, which is consistent with the purpose of the MF-MU1 district.

B. Density/Lot Coverage.

The lot size is ±64,469 sf, which meets the minimum lot size requirement of 15,000 sf.

The maximum allowable density is determined by the ability to meet the LDC standards including but not limited to parking, setbacks, coverage, and building height.

The maximum lot coverage allowed is 65% but may be increased to 80% with a waiver. The current lot coverage is 41.3% with no lot coverage increase proposed.

C. Setback Requirements.

The minimum side and rear setbacks are 10 feet. The front setback shall be a minimum of 20 feet and a maximum of 30 feet, with at least 30% of the front of the principal structure within the minimum and maximum front setback. The proposed building complies with the district setback requirements.

D. Permitted and Conditional Uses.

A multi-family dwelling is a permitted use in the MF-MU1 district.

E. Parking Requirements.

Section 703 requires:

- one (1) parking space per dwelling unit
- one (1) guest parking space for every 10 units, and
- 2.5 parking spaces per 1000 square feet of commercial space for “Retail Sales Establishment”.

Thus, 85 parking spaces are required for this project. This requirement is discussed further below in Section 703.

F. Building Height.

For the original site plan approval in 2017, the Planning Commission approved this project for four stories, which was the limit in the MF-MU1 district at the time. During construction, an additional floor was built, turning Unit 413 from a two-bedroom unit located entirely on the fourth floor into a penthouse unit with floor area on the fourth and fifth floors. The building remained within the total height limit of 58 feet above grade.

Figure A, above left: Western portion of the building as permitted in 2017. Figure B, above right: Western portion of the building as built.

Upon the discovery of this discrepancy, City staff required the property owner to seal off the fifth floor to comply with LDC requirements. City staff verified that this floor was sealed off and not occupiable prior to issuing a Certificate of Occupancy for the building in September 2023.

Figure C: Unit 413 during the Certificate of Occupancy walkthrough. The stairs leading to the fifth floor are sealed off by the constructed wall located directly to the left of the doorframe.

In July 2023, the City's Land Development Code was amended to include a height bonus provision for housing projects that meet affordable housing requirements in accordance with Act 47 of 2023 (aka. HOME Act).

In the MF-MU1 district, any affordable housing development as defined in 24 V.S.A. § 4303(2) is allowed to construct an additional story for a total permissible height of five (5) stories or seventy-two (72) feet, whichever is less.

The constructed building is five (5) stories 53 feet tall, which meets district requirements. Staff have added Essex Junction's affordable housing reporting requirements as conditions of approval.

SECTION 620: DESIGN REVIEW OVERLAY DISTRICT (DRO)

This building was permitted and constructed prior to the establishment of the City's DRO District, which extends the design review standards used in the Village Center to the trunk routes of Main Street, Lincoln Street, Pearl Street, Park Street, and Maple Street. Given that this building has already been constructed, and no exterior alterations are proposed, no materials for design review have been submitted.

SECTION 703: PARKING AND LOADING

At the time of final site plan approval in 2017, LDC parking standards required 150 total parking spaces for this project, primarily based on the requirement of providing two (2) spaces per dwelling unit. A waiver was granted by the Planning Commission for final site plan approval, reducing the number of required parking spaces to 74. This waiver was granted due to the building's direct access to Green Mountain Transit's bus service network and the applicant's demonstration of underutilized parking for residential buildings in the surrounding area.

Current LDC parking standards require 85 total parking spaces for this project. The applicant has requested a waiver of this requirement. They are proposing no changes to the current parking layout, which includes a mixture of covered and uncovered spaces for tenants and guests.

Staff recommend that the DRB grant a waiver reducing the number of required parking spaces to 74.

SECTION 1202: SEWER ALLOCATION

The approved building has sufficient sewer allocation for the three additional dwelling units due to a reduction in the square footage of constructed commercial space. Staff have requested that the applicant submit a completed Sewer Allocation Request form for tracking purposes.

RECOMMENDATION

Staff recommend that the DRB approve the site plan amendment pending a determination on the following items:

- The Development Review Board should consider whether to grant a waiver granting relief from the parking requirements of Section 703.

RECOMMENDED MOTION

I move that the DRB approve the site plan amendment for three (3) additional dwelling units and opening of the fifth floor at the existing multi-family building at 197 Pearl Street with conditions.

PROPOSED CONDITIONS

1. Applicant shall submit a Sewer Allocation Request form.
2. The applicant shall place the property under a covenant, as approved by City, that preserves affordability for at least 15 years in accordance with 24 V.S.A. § 4303(2), prior to the issuance of a certificate of occupancy.
3. The applicant shall fulfill annual reporting requirements by December 31 of each year during the 15-year period beginning on the issuance of a Certificate of Occupancy:
    a. Submit a completed Affordable Housing Rent Reporting Form.
    b. Submit copies of the lease documents for all affordable housing units on the property, or by random sampling as requested by the Community Development Department.

City of Essex Junction, VT
Development Application

For Office Use:
SP5-2016-6
Permit #

Planned Unit Development:	**Scale:**	**_____ Minor**	**Stage:**	**_____ Conceptual**
		_____ Major		**_____ Preliminary**
				_____ Final
Site Plan:	**Scale:**	**_____ Minor**	**Stage:**	**___ Conceptual**
		__✓__ Major		**__X__ Final**
Subdivision:	**Type:**	**_____ Sketch**	**Other:**	**_____ Variance**
		_____ Preliminary		**_____ Conditional Use**

Property description (address) for application **197 Pearl Street - Parcel ID: 1040052000**
SPAN: 208-066-14913

General Information

Applicant:**Jiddu/Sittu Trust c/o Gabe Handy** Daytime Phone#: **(802) 878-8920**
Address: **197 Pearl Street, Suite 100, Essex Junction, Vermont 05452**
Email Address: **handysrentals@yahoo.com**

Owner of Record (attach affidavit if not applicant)

Owner: **Same as Owner** Daytime Phone#:
Address:

Applicant's agents

Name: **Greg Dixson - Krebs and Lansing Consulting Engineers, Inc.** Daytime Phone#: **(802) 878-0375**
Address: **164 Main Street, Suite 201, Colchester, VT 05446**
Email Address: **greg.dixson@krebsandlansing.com**

Property information

Zoning District: **MF/MU 1** Current Use: **Residential/Commercial** Tax Map # **1040052000**
Lot # **1040052000** Lot size sf **1.48 Acres**

Other Information

Street frontage (public or private) **±247 ft.** Proposed height **Existing Building**
Proposed number of stories **5 Stories** Estimated completion date: **Existing**
Proposed Parking Spaces **+76** Required spaces -
Landscape cost **See Attached Preliminary Cost Estimates and preliminary landscape budget.**

Lot coverage (include all structures and impervious surface)

Existing (sq ft.): **±26,700 sf. (permit plans)** plus proposed (sq.ft.): **0 sf.** equals total: **±26,650 sf.**
Divided by: **±64,470 s.f. (permit plans)** lot equals proposed total lot coverage: **41.3% (permit plans)**

Submit one (1) full size copies, a PDF copy, GIS and supporting documentation required by the Code and the appropriate completed checklist for initial review by Staff. After Staff determines the application is complete, attach one (1) full size copies and six (6) 18" x 24" copies of your proposal, forty-five (45) days prior to a scheduled meeting. Applications that are not complete cannot be accepted for review.

Briefly describe your proposal (attach separate sheet if necessary) **See Narrative**

Describe all waiver requests (if applicable)
Seeking use of 5th story.

I certify that the information on this application is true and correct. I agree to abide by all the rules and regulations as specified in the land development code and any conditions placed upon approval of this application. In accordance with the *Essex Junction City Council Policy for Funding Engineer Plan Review and Inspections*, the applicant, by signing this form agrees to pay for the actual cost of engineering plan review and construction inspections by the City Engineer.

Applicant — Date: 02/14/2025

Land Owner (if different) — Date

Staff Action RECEIVED

Date received: FEB 24 2025 — Meeting date:

City of Essex Junction

Board Action Approved ____ Denied ____ — Date:

Other approvals/conditions:

****Fee based on sq.ft. of improved area per current Fee Schedule**

Staff Signature — Date

Fee Amount: **
$1,430.00

Fee Verified:
PAID
FEB 24 2025
City of Essex Junction

City of Essex Junction

KREBS & LANSING
CONSULTING ENGINEERS

164 Main Street, Suite 201
Colchester, VT 05446

P: (802) 878-0375 | greg.dixson@krebsandlansing.com

February 14, 2025

Michael Giguere
City Planner
City of Essex Junction
2 Lincoln Street
Essex Junction, VT 05452 definitely

Re: Proposed Revisions to Permit - 197 Pearl Street
Development Application Cover Letter

Dear Michael,

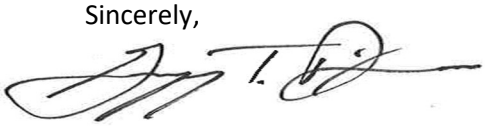
Jiddu/Sittu Trust is seeking an after the fact Development Permit for revisions made during construction at the 197 Pearl Street Project. The original proposal for this project was for a four story building with a total of 67 dwelling units and 3,439 s.f of commercial/retail space. The unit breakdown for that proposal was 52 single bedroom units and 15 double bedroom units. During construction revisions were made to the project which resulted in the following revisions.

- Transition three storage units into three single bedroom apartments.
- Reconfiguring the unit break down adjusting the amount of single to double bedroom units.
- Adding a fifth story penthouse space to one of the double bedroom units on the fourth floor. Seeking approval of the fifth story for the use of this unit which is currently closed for use.
- All the above changes resulted in a total of 70 dwelling units being created. The final unit breakdown is 61 single bedroom dwelling units, 8 double bedroom units and one multi-bedroom unit (4-bedrooms).

Based on the revision the water and sewer flows would decrease to the building resulting in less allocation needed for the project. Please see WW calculations attached with this submission. Again, as I discussed above, we are also looking to seek approval for use of the fifth story penthouse space above one of the top story's two bedroom units. This would create a single multi-bedroom unit which would have 4 bedrooms.

There are no changes to the site plan and no further surveying has been performed at this time, so I have not included an updated site plan. Please feel free to contact me if you have any questions, thank you for your time in reviewing this project.

Sincerely,



Greg Dixson, P.E.

LEGEND

- EXISTING GROUND CONTOUR - MAJOR
- EXISTING GROUND CONTOUR - MINOR
- PROPOSED FINISH GRADE CONTOUR
- PROJECT BOUNDARY
- ADJOINING PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- LIMITS OF DISTURBANCE
- EXISTING IRON PIPE
- PROPOSED TEST PIT
- IP — INLET PROTECTION
- PROPOSED STORMLINE
- EXISTING WATERLINE
- PROPOSED WATERLINE
- LIMITS OF CLASS II WETLAND
- LIMITS OF 50' WETLAND BUFFER
- PROPOSED 15' HIGH BUILDING MOUNTED LIGHT (3 TOTAL)
- PROPOSED 15' HIGH POLE MOUNTED LIGHT (1 TOTAL)
- SILT FENCE
- PROPOSED FENCE
- PROPOSED BUILDING AREA

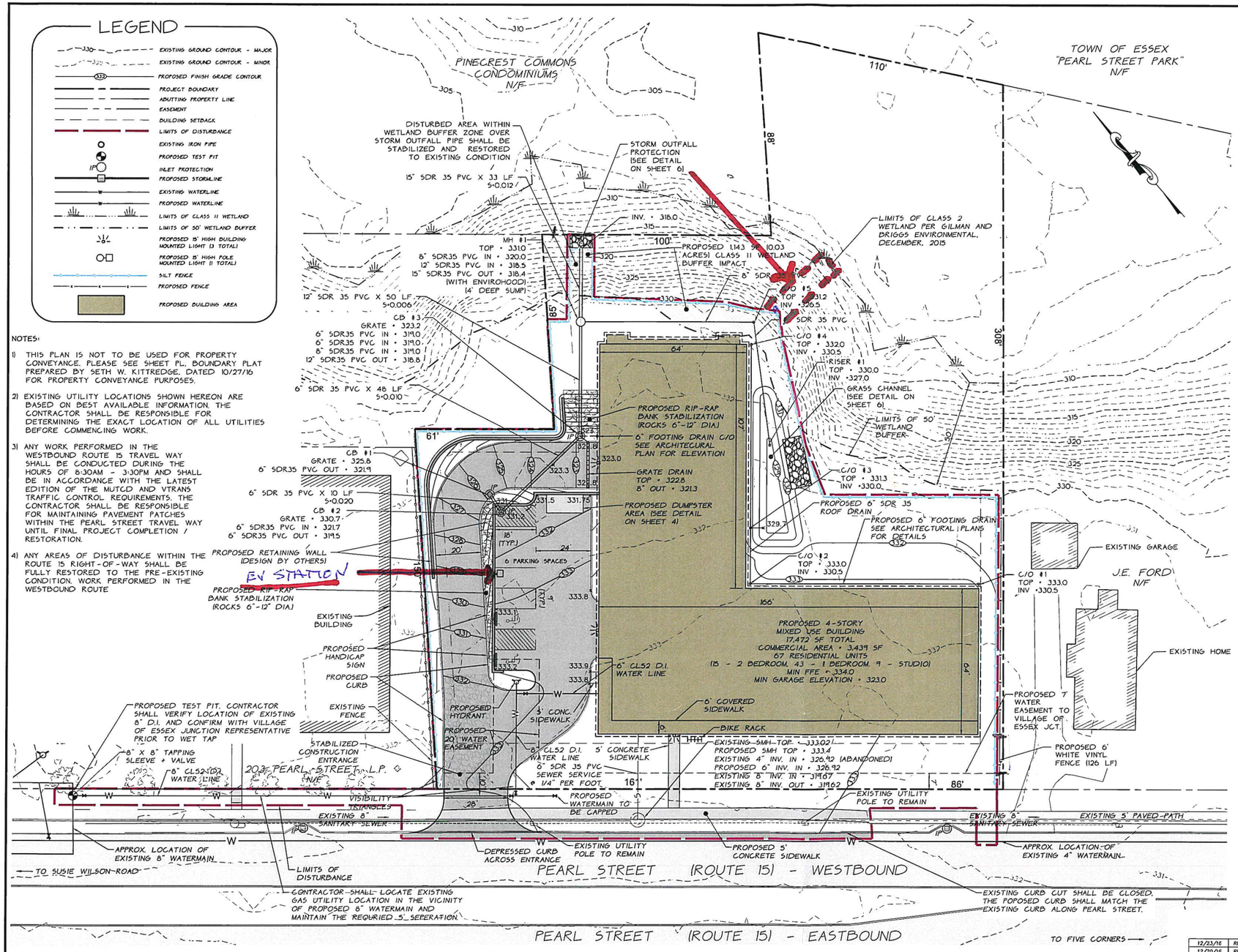
NOTES:

1) THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE. PLEASE SEE SHEET PL, BOUNDARY PLAT PREPARED BY SETH W. KITTREDGE, DATED 10/27/16 FOR PROPERTY CONVEYANCE PURPOSES.

2) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK.

3) ANY WORK PERFORMED IN THE WESTBOUND ROUTE 15 TRAVEL WAY SHALL BE CONDUCTED DURING THE HOURS OF 8:30AM - 3:30PM AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD AND VTRANS TRAFFIC CONTROL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PAVEMENT PATCHES WITHIN THE PEARL STREET TRAVEL WAY UNTIL FINAL PROJECT COMPLETION / RESTORATION.

4) ANY AREAS OF DISTURBANCE WITHIN THE ROUTE 15 RIGHT-OF-WAY SHALL BE FULLY RESTORED TO THE PRE-EXISTING CONDITION. WORK PERFORMED IN THE WESTBOUND ROUTE



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft

Owner & Applicant

JIDDU/SITTU TRUST
I/O GABRIEL HANDY)
66 COLLEGE PARKWAY
COLCHESTER, VT 05446

Location Plan
Essex, VT n.t.s.

Zoning Information

PARCEL ID: 1040053001 + 1040052000
LOT SIZE: 1.48 ACRES
ZONED: MULTI-FAMILY / MIXED USE 1 (MF/MU1)
DIMENSIONAL REQUIREMENTS:
- MIN. LOT SIZE: 15,000 S.F.
- MIN. LOT FRONTAGE: 60 FT
- MAX. LOT COVERAGE: 65% (41.3% PROPOSED)

SETBACKS:
- FRONT MIN: 20 FT MAX: 30 FT
- SIDE: 10 FEET
- REAR: 10 FEET

BUILDING HEIGHT:
- MAX. 58 FEET / 4 STORIES
- PROPOSED: 53.81', 4 STORIES

Parking Information

REQUIRED:

RESIDENTIAL MULTI-FAMILY REQUIRED SPACES:
2 SPACES/UNIT + 1 GUEST SPACE/10 UNITS
67 RESIDENTIAL UNITS PROPOSED
141 SPACES REQUIRED

RETAIL SALES ESTABLISHMENT:
25 SPACES PER 1,000 SF
3,439 SF PROPOSED
9 SPACES REQUIRED

150 TOTAL PARKING SPACES REQUIRED

PROPOSED:
76 SPACES PROPOSED (INCLUDING 4 HANDICAP SPACES)
(WAIVER REQUESTED BASED ON 1 SPACE PER UNIT, 9 COMMERCIAL SPACES)

PLAN SHEET LIST

DATE	REVISION	BY
12/23/16	REVISED PER VILLAGE ENGINEER COMMENTS	DJH
12/20/16	REVISED PER WETLAND COMMENTS	DJH

SURVEY: OBCA
DESIGN: OBCA
DRAWN: DJH
CHECKED: DWB
SCALE: 1"=20'

☐ RECORD DRAWING ☐ PRELIMINARY
☐ FINAL ☐ SKETCH/CONCEPT

DATE: 10/19/2016
JOB #: 2015-86
FILE: 2015-86-S1
PLAN SHEET #: 1

HANDY PARCEL
195/197 PEARL STREET ESSEX JCT., VT

SITE PLAN

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-3900
FAX: 878-9983
E-MAIL: doleary@vtlaw.com

GENERAL CONSTRUCTION SPECIFICATIONS

1. ALL WORK AND MATERIALS SHALL BE APPROVED BY AND IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE VILLAGE OF ESSEX JUNCTION SPECIFICATIONS REQUIREMENTS AND THESE PLANS.

2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES BEFORE EXCAVATION TO VERIFY THE LOCATION OF ANY UNDERGROUND LINES. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7233 AND THE VILLAGE OF ESSEX JUNCTION PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF ANY EXCAVATION.

3. UTILITIES INFORMATION SHOWN HEREON WERE OBTAINED FROM BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT AND STRUCTURES NECESSARY TO CONSTRUCT THIS PROJECT UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, EXCAVATED SOIL, DEBRIS AND TRASH FROM THE SITE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EXCESS SOIL GENERATED DURING CONSTRUCTION IS NOT SUITABLE FOR REUSE WITHIN PAVEMENT SECTIONS OR BENEATH OR ADJACENT TO THE PROPOSED BUILDING FOUNDATIONS AND FLOOR SLAB.

5. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR A SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY BY THE ENGINEER, THE CONTRACTOR SHALL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE OR SWEEP ASPHALT ROADS WITH A POWER BROOM AS DUST CONTROL.

6. ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

7. THE DESIGN ON THESE PLANS SHALL BE INSPECTED BY O'LEARY-BURKE CIVIL ASSOCIATES, ESSEX JUNCTION, VERMONT, TO ENSURE COMPLIANCE WITH THE PLANS AND REQUIREMENTS. O'LEARY- BURKE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT MAY ARISE FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THAT THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED TO INSPECT THE WORKS AND TESTS IN PROGRESS.

8. TO ENSURE COMPLIANCE WITH THE PLAN(S), THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE VILLAGE OF ESSEX JUNCTION PUBLIC WORKS DEPARMENT 48 HOURS IN ADVANCE OF STARTING ANY WORK, CUTTING THE PAVEMENT, BEGINNING THE INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL FOR THE NEW BASE, PAVING, AND FINAL INSPECTION.

9. THE HORIZONTAL AND VERTICAL SEPARATION FOR SEWER AND WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE "TEN STATE STANDARDS – RECOMMENDED STANDARDS FOR WATER" ALONG WITH THE VILLAGE OF ESSEX JUNCTION LDC REQUIREMENTS FOR SEWER AND WATER SEPARATION.

10. TOPSOIL SHALL BE STOCKPILED, SEEDED, AND MULCHED UNTIL REUSED. SILT FENCES SHALL BE PLACED AND STAKED CONTINUOUSLY AROUND THE BOTTOM OF THE TOPSOIL PILES.

11. HEALTHY EXISTING TREES ON AND ADJACENT TO THE SITE SHALL BE SAVED AND PROTECTED AS ORDERED BY THE ENGINEER.

12. OPEN CUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS, AND BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO CONFINE SHEET WASH AND RUNOFF TO THE IMMEDIATE OPEN AREA AND DIRECTED AWAY FROM EXCAVATION AS ORDERED BY THE ENGINEER. THE CONTRACTOR SHALL REFERENCE ALL STORMWATER BMP'S PROVIDED BY THE STATE OF VERMONT.

13. AT COMPLETION OF GRADING, SLOPES, DITCHES, AND ALL DISTURBED AREAS SHALL BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.

14. FINISH SLOPES, DITCHES AND DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL AND BE FERTILIZED, SEEDED, LIMED, AND MULCHED. PHOSPHORUS BASED FERTILIZERS SHALL BE PROHIBITED UNLESS WARRANTED BY SOIL TESTING. TURF ESTABLISHMENT SHALL BE PERFORMED IN ACCORDANCE WITH VERMONT SOIL CONSERVATION SERVICE RECOMMENDATIONS AND THE VILLAGE OF ESSEX PUBLIC WORKS SPECIFICATIONS.

15. ALL FILL SHALL BE PLACED IN MAXIMUM 6 INCH THICK LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.

16. DRAINAGE COURSES AND STREAMS SHALL BE CONTROLLED IN DISTURBED CONSTRUCTION AREAS BY THE FOLLOWING METHODS:

    A) PRESERVING NATURAL VEGETATION WHENEVER POSSIBLE;
    B) AVOIDING UNNECESSARY DISTURBANCE OF SOILS;
    C) EARLY INSTALLATION OF STORM PIPES AND DITCHES;
    D) SEEDING AND MULCHING DIRECTLY UPON COMPLETION OF CONSTRUCTION;
    E) CONSTRUCTION OF EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER.

17. THE SILT FENCES, DITCHES, AND OTHER EROSION CONTROL DEVICES, SHALL BE INSPECTED, MAINTAINED AND REPAIRED BY THE CONTRACTOR AFTER EVERY RAINFALL OR AS ORDERED BY THE ENGINEER UNTIL ALL DISTURBED AREAS HAVE BEEN GRASSED AND APPROVED BY THE ENGINEER. THE MAINTENANCE OF THE EROSION CONTROL DEVICES WILL INCLUDE REMOVAL OF ANY ACCUMULATED SEDIMENTATION.

18. PRIOR TO CONSTRUCTION, ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER. LABORATORY GRAIN SIZE ANALYSES, CONFIRMING THAT PROPOSED FILL MATERIALS MEET THE GRADATION REQUIREMENTS, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW A MINIMUM OF TEN WORKINGS DAYS BEFORE THE START OF WORK. ALL MATERIALS TO BE TAKEN OVER BY THE VILLAGE OF ESSEX JUNCTION SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

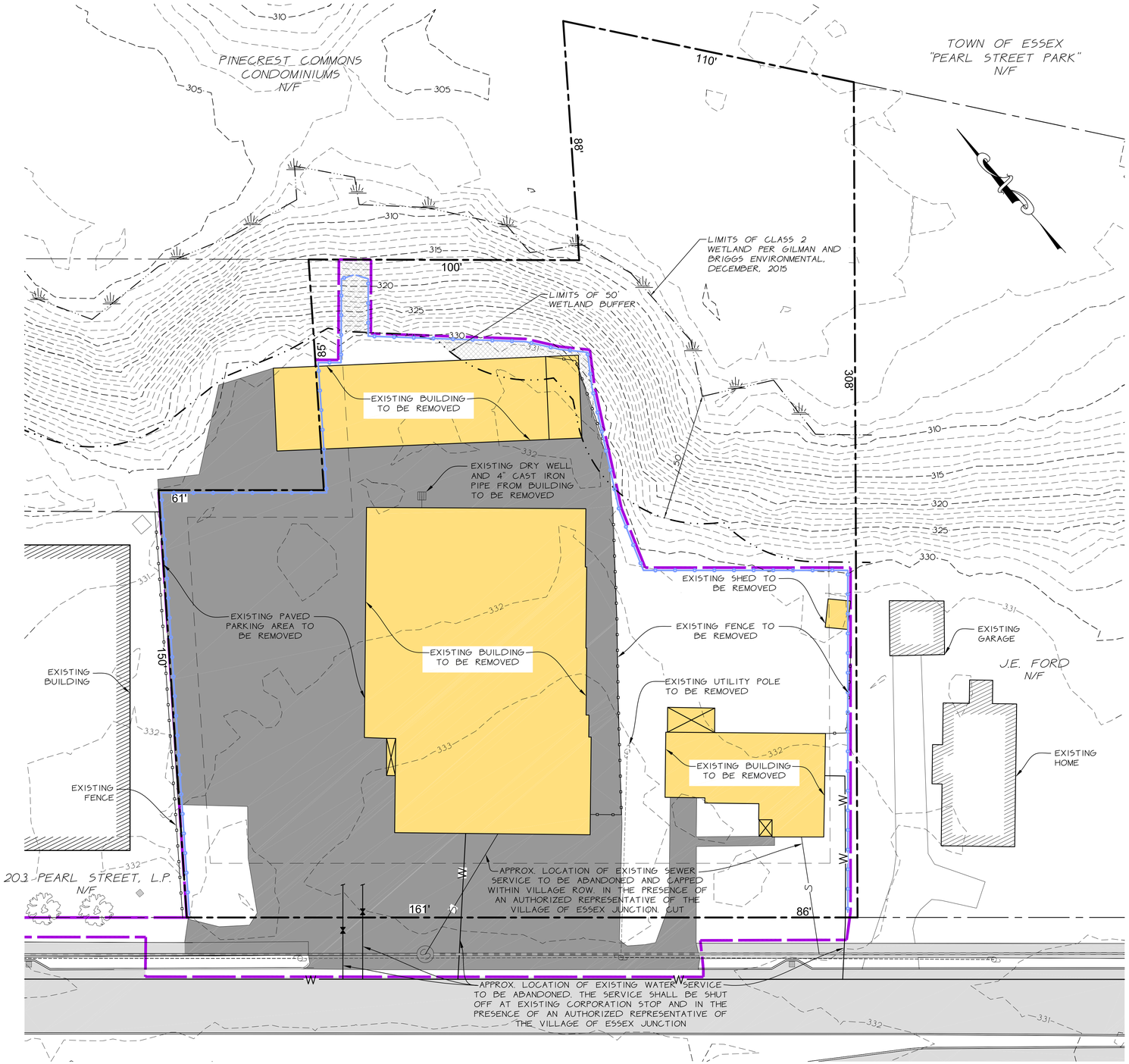
19. ALL CROSSWALK STRIPING SHALL BE IN COMPLAINCE WITH MUTCD STANDARDS.

20. PLACEMENT OF COMPACTED FILLS SHALL NOT BE CONDUCTED WHEN AIR TEMPERATURES ARE LOW ENOUGH TO CAUSE FREEZING OF THE MOISTURE IN THE FILL DURING OR AFTER PLACEMENT. FILL MATERIALS SHALL NOT BE PLACED ON SNOW, ICE OR UNCOMPACTED FROZEN SOIL. COMPACTED FILL SHALL NOT BE PLACED ON FROZEN SOIL. NO FILL SHALL BE ALLOWED TO FREEZE PRIOR TO COMPACTION.

21. THE CONTRACTOR SHALL CONDUCT TEMPORARY CONSTRUCTION DEWATERING AS NEEDED TO MAINTAIN THE UNDISTURBED NATURE OF FOOTING, SLAB AND PAVEMENT SECTION BEARING/SUBGRADE SOILS, AND TO ENABLE THE EXCAVATION, FOUNDATION CONSTRUCTION AND BACKFILLING OPERATIONS TO PROCEED IN-THE-DRY.

22. THE CONTRACTOR SHALL USE A SMOOTH-EDGED EXCAVATOR BUCKET TO MAKE FINAL EXCAVATIONS TO BEARING/SUBGRADE LEVELS TO MINIMIZE DISTURBANCE TO BEARING/SUBGRADE SOILS. EXCESSIVELY DISTURBED SOILS SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.

23. GRANULAR SOIL SUBGRADE SHALL BE PROOFROLLED BY THE CONTRACTOR UNTIL FIRM AS DETERMINED BY THE GEOTECHNICAL ENGINEER. FINE GRAINED SOILS PRESENT AT SUBGRADE LEVEL SHALL NOT BE PROOFROLLED.



LEGEND

- EXISTING GROUND CONTOUR - MAJOR
- EXISTING GROUND CONTOUR - MINOR
- PROPOSED FINISH GRADE CONTOUR
- PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- LIMITS OF DISTURBANCE
- BUILDING SETBACK
- EXISTING WATERLINE
- LIMITS OF CLASS II WETLAND
- LIMITS OF 50' WETLAND BUFFER
- SILT FENCE
- EXISTING BUILDING TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DANIEL J. HEALY No. 10682 CIVIL LICENSED PROFESSIONAL ENGINEER STATE OF VERMONT

11/28/16	REVISED PER VILLAGE ENGINEER COMMENTS	DJH
DATE	REVISION	BY

SURVEY: OBCA
DESIGN: OBCA
DRAWN: DJH
CHECKED: DWB
SCALE: 1"=20'

☐ RECORD DRAWING ☐ PRELIMINARY
☒ FINAL ☐ SKETCH/CONCEPT

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT.
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

HANDY PARCEL
195/197 PEARL STREET ESSEX JCT., VT

EXISTING CONDITIONS

DATE 10/19/2016
JOB # 2015-96
FILE 2015-96-S4
PLAN SHEET # 2

Proposed Landscape Schedule

Trees

Key	Quantity	Botanical Name	Common Name	Height/Size	Unit Cost	Total Cost
ML	4	Malus 'Louisa'	Louisa Crabapple	2"	$500	$2,000

Shrubs

CS	32	Cornus Sericea	Red Osier Dogwood	3 gallon	$60	$1,920
JS	25	Juniperus Sabina	Bluestar Juniper	3 gallon	$60	$1,500
BA	9	Hydrangea Arborescens 'Bella Anna'	Bella Anna Hydrangea	5 gallon	$60	$540
					TOTAL COST	$5,960

CALCULATION SUMMARY -

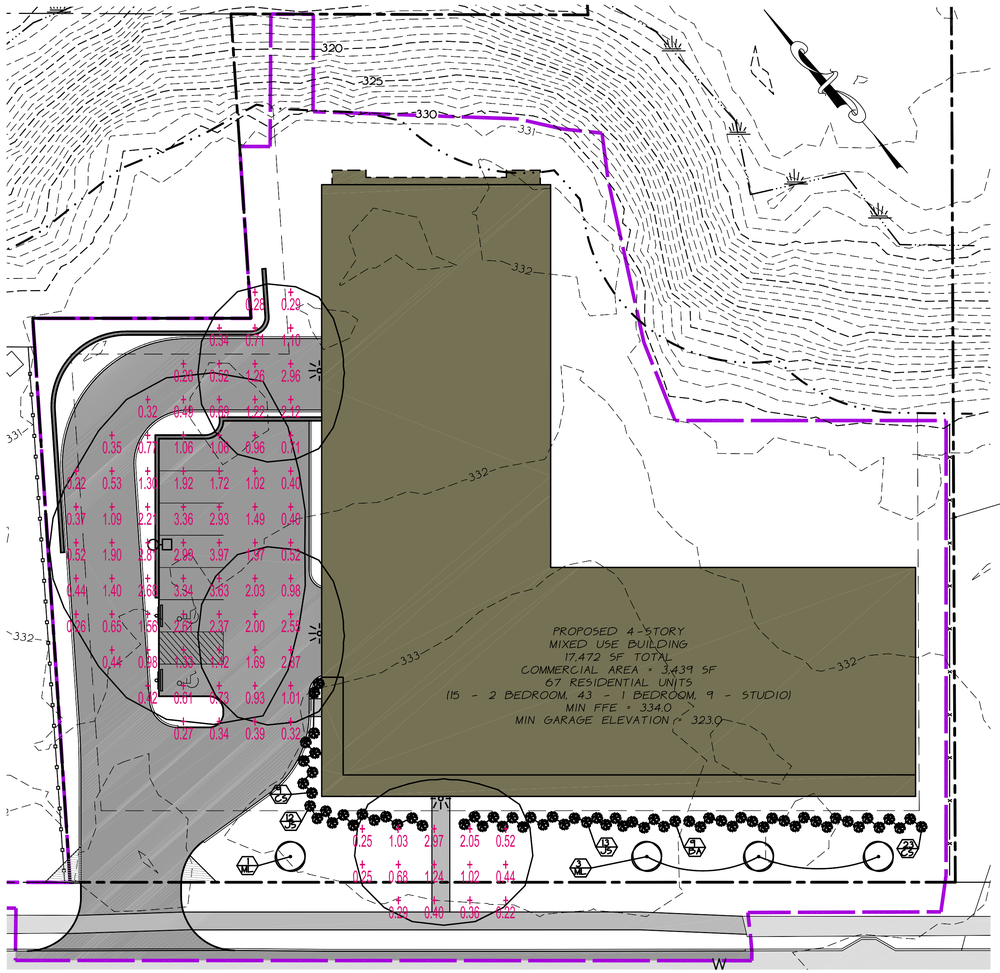
AREA NAME	DIMENSIONS	GRID NAME	AVE		MAX	MIN	MAX/MIN	AVE/MIN
SITE PLAN		NEW GRID	<>	1.23	3.97	0.22	18.40	5.69

LUMINAIRE SCHEDULE

TYP	SYMB	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF	QTY
AREA		CREE EDGE SERIES TYPE III C.C.T.: 4000K	134W LED	7,033	15' POLE MOUNT	.75	1
BLDG		RAB WPLED26N C.C.T.: 4000K	26W LED	2,662	15' BUILDING MOUNT	.75	3

LEGEND

- EXISTING GROUND CONTOUR - MAJOR (330)
- EXISTING GROUND CONTOUR - MINOR (332)
- PROPOSED FINISH GRADE CONTOUR (332)
- PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB
- PROPOSED 15' HIGH BUILDING MOUNTED LIGHT (3 TOTAL)
- PROPOSED 15' HIGH POLE MOUNTED LIGHT (1 TOTAL)
- PROPOSED FENCE



LANDSCAPING SPECIFICATIONS

ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO SEPTEMBER 15 OF EACH YEAR. ANY DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED WITHIN 15 DAYS. ANY WORK PERFORMED AFTER SEPTEMBER 15 OF EACH YEAR SHALL BE STABILIZED WITH MULCH OR NETTING SUFFICIENT TO PREVENT EROSION AND SHALL BE IMMEDIATELY SEEDED AND REMULCHED AS SOON AS WEATHER PERMITS IN THE SPRING. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDED, FERTILIZED, LIMED, AND MULCHED IN ACCORDANCE WITH THE FOLLOWING:

1. SEED MIXTURE IN ALL AREAS SHALL BE URBAN MIX CONFORMING TO THE TABLE SHOWN ON THE PLANS. FOR SEEDING BETWEEN SEPTEMBER 15 AND OCTOBER 15 WINTER RYE SHALL BE USED AT AN APPLICATION RATE OF 100 POUNDS PER ACRE.
2. FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE CONFORMING TO THE STATE FERTILIZER LAW AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. DRY FERTILIZER, IF USED, SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. PHOSPHORUS BASED FERTILIZERS SHALL BE PROHIBITED UNLESS WARRANTED BY SOIL TESTING.
3. LIMESTONE SHALL CONFORM TO ALL STATE AND FEDERAL REGULATIONS AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. THE LIMESTONE SHALL BE APPLIED AT A RATE OF TWO TONS PER ACRE OR AS DIRECTED.
4. WITHIN 24 HOURS OF APPLICATION OF FERTILIZER, LIME, AND SEED, THE SURFACE SHALL BE MULCHED WITH A HAY MULCH. MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA AT A RATE OF TWO TONS PER ACRE OR AS ORDERED BY THE ENGINEER.

URBAN MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
37.5	45	CREEPING RED FESCUE
31.25	37.5	KENTUCKY BLUEGRASS
31.25	37.5	WINTER HARDY, PERENNIAL RYE
100	120 # LIVE SEED PER ACRE	

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology
Made in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BIRDSPIK	**Backlight Control Shields** XA-20BLS-4 - Four-pack - Unpainted stainless steel
Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	

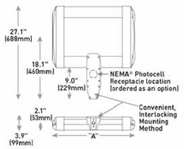
Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

ARE	-EDG-3M-			DA	06	E	UL	BK	350	
Product	Optic			Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2M Type II Medium 2MB Type II Medium w/BLS 3MP Type III Medium w/Partial BLS 4MP Type IV Medium w/Partial BLS 2MP Type II Medium w/Partial BLS 3M Type III Medium 4M Type IV Medium 4MB Type IV Medium w/BLS			AA Adjustable Arm DA Direct Arm DL Direct Long Arm	02 04 06 08 10 12 14 16	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA - Available with 20-60 LEDs	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse HL HiLow (Dual Circuit Input) - Refer to ML spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Sensor included - Intended for downlight applications at 8' HH P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only PML Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 8' HH PML2 Programmable Multi-Level, 10-20' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 8' HH R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 8' HH - Photocell by others - Refer to ML spec sheet for availability with ML options 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	2S 2S° Flood 4D 40° Flood		7D 70° Flood SW Sign	Ns NEMA® 6						
	AA Adjustable Arm SA Side Arm - Available with 20-40 LEDs									

*Reference EPA and pole configuration suitability data beginning on page 11
NOTE: Price adder may apply depending on configuration

DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

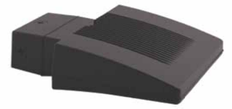
AA/DL/SA Mount - see page 22 for weight & dimensions

Rev. Date: V4 09/20/2016

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

WPLED26N

RAB LIGHTING



LED 26W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.
Color: Bronze Weight: 7.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current
120V:	0.26A
208V:	0.16A
240V:	0.14A
277V:	0.12A
Input Watts:	30W
Efficiency:	88%

LED Info

Watts:	26W
Color Temp:	4000K
Color Accuracy:	83 CRI
L70 Lifespan:	100000
Lumens:	2,415
Efficacy:	81 LPW

Technical Specifications

Listings

UL Listing: Suitable 'or wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

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

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: P0000175P

LED Characteristics

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

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

Color Stability: LED color temperature is warrantied 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 C78.377-2011.

Construction

IP Rating: Ingress Protection rating of IP66 for dust and water.

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

Ambient Temperature: Suitable for use in 40°C ambient temperatures.

Cold Weather Starting: The minimum starting temperature is -40°C/-40°F

Thermal Management: Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Green Technology: Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

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

Electrical

Driver: Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

THD: 8.4% at 120V, 10.7% at 277V

Other

California Title 24: See WPLED26/PC for a 2013 California Title 24 compliant model.

Equivalency: The WPLED26 is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

HID Replacement Range: The WPLED26 can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

Patents: The WPLED design is protected by U.S. Pat. D634878, Canada Pat. 134878. China Pat. CN301649064S.

Country of Origin: Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant: This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GSA Schedule: Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating: B1 U0 G0

BUG Rating: B1 U0 G0

Need help? Tech help line: **(888) RAB-1000** Email: **sales@rabweb.com** Website: **www.rabweb.com**
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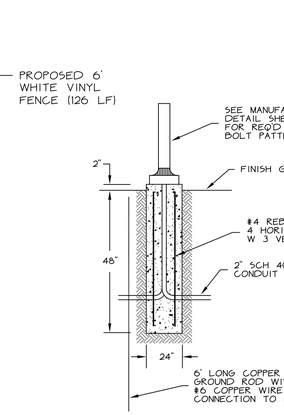
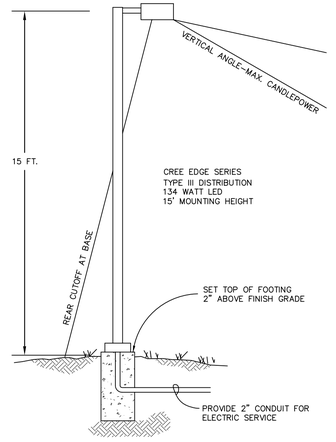


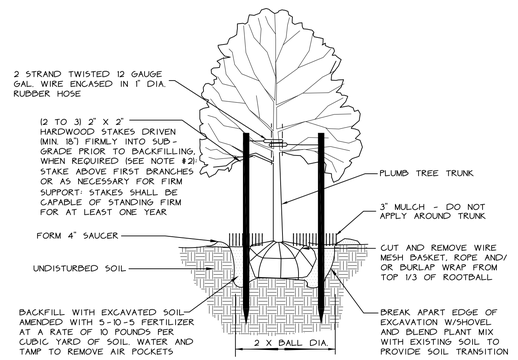
TYPICAL LIGHT POLE FOUNDATION

NTS



LUMINARE DETAIL

NTS



NOTE:
1. PLANT TREE SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. STAKING AS REQUIRED ONLY IN SITUATIONS WHERE TREES WILL BE SUBJECTED TO WINDY CONDITIONS AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
3. TREES SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER PLANTING.
4. EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING AND SURVEYOR TAPE PRIOR TO PLANTING TO PREVENT GIRDLING.

TREE PLANTING

NTS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DANIEL J. O'LEARY No. 10682 CIVIL LICENSED PROFESSIONAL ENGINEER STATE OF VERMONT

11/28/16	REVISED PER VILLAGE ENGINEER COMMENTS	DJH
DATE	REVISION	BY

SURVEY OBCA
DESIGN OBCA
DRAWN DJH
CHECKED DWB
SCALE XXXX

☐ RECORD DRAWING ☐ PRELIMINARY
■ FINAL ☐ SKETCH/CONCEPT

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

HANDY PARCEL
195/197 PEARL STREET ESSEX JCT., VT

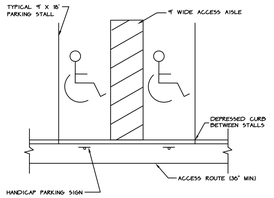
LIGHTING & LANDSCAPING PLAN

DATE 10/19/2016
JOB # 2015-96
FILE 2015-96-S4
PLAN SHEET # 3

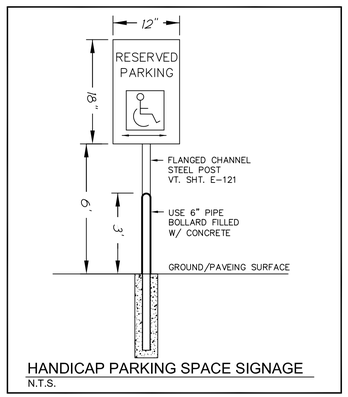
Road Construction Notes (All references to road shall apply to parking areas as well.)

1. New road shall be constructed to the line and grade shown on the drawings. The road and utility locations shall be as typically detailed unless otherwise shown.
2. All road and parking construction shall be completed in accordance with the Vermont Agency of Transportation "Standard Specifications for Construction" 2006, hereafter called Vermont Highway Specifications, specifications found on these plans, and Village Specifications. In case of conflict, the more stringent specification shall apply as determined by the Engineer.
3. The Contractor shall follow Vermont Highway Specifications (2006) Section 203.11 for placing and spreading embankments.
4. Fill material for road embankment shall be approved by the Engineer. Fill shall be placed in 12" lifts, wetted and compacted with satisfactory compaction equipment to 95% of maximum density (Standard Proctor).
5. Road in fill sections shall be placed and compacted a minimum of 3 feet above top of any utility to be installed before trench is excavated for pipe placement. In trenches and cut sections, the Contractor shall provide all necessary sheeting, shoring and bracing to maintain compliance with all OSHA/VOSHA regulations.
6. Methods for construction of subgrade shall conform to Vermont Highway Specifications (2006) 203.12 or as determined by the Engineer.
7. Any subgrade or subbase disturbed by Contractor, or rendered unsuitable by construction machinery, shall be removed and replaced with approved granular backfill at the Contractor's expense. The subgrade shall be compacted to attain at least 95% of the maximum density (Standard Proctor) before placing road or embankment materials.
8. The Contractor shall be responsible for coordination of compaction in the road and utility trenches.
9. Sand fill shall conform to Vermont Highway Specifications (2006) 703.03, Table 703.03A. Granular borrow shall conform to the Vermont Highway Specifications 703.04 Granular Borrow, Table 703.04A.
10. Gravel subbase for pavement shall conform to Vermont Highway Specifications (2006) 704.06.
11. Leveling course shall conform to Vermont Highway Specifications (2006) 704.05A. Shoulders shall conform to Section 704.12, Aggregate for Shoulders.
12. Bituminous concrete pavement shall conform to Vermont Highway Specifications (2006) Section 404 and 406. Binder course shall be Type II, and finish wearing course shall be Type III.
13. Embankment fill for road and parking shall be a sieve specification as follows:

Sieve	% Finer
4"	100
2"	85-100
#4	60-100
#200	12 maximum



ACCESSIBLE PARKING DETAIL
NTS

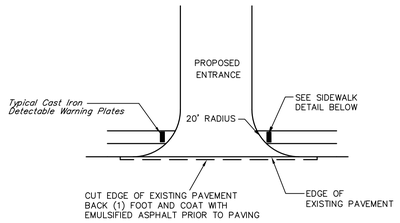


HANDICAP PARKING SPACE SIGNAGE
N.T.S.

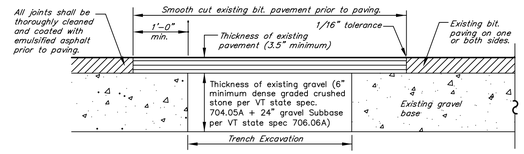
GRADATION REQUIREMENTS

MATERIAL	SIEVE SIZE	PERCENT (%) PASSING
CRUSHED GRAVEL FOR SUBBASE VT SPEC 704.05A	4"	95 - 100 %
	#4	25-50 %
	#100	0-12 %
	#200	0-6 %
DENSE GRADED CRUSHED STONE VT SPEC 704.06	3 1/2"	100 %
	3"	90-100%
	2"	75-100%
	1"	50-80%
	1/2"	30-60%
	#4	15-40%
	#200	0-6 %

GRADATION REQUIREMENTS



INTERSECTION DETAIL
NTS



1. Set up and maintain signs and other safety control devices..
2. Reshape hole and patch area by cutting with a concrete saw into square or rectangular shape and cut side faces vertically. Reshape downward solid material and around hole to sound pavement.
3. Backfill trench in 6" lifts and compact each lift to 95% of maximum density of optimum moisture content as determined by ASTM D698 standard proctor.
4. Remove all loose material and thoroughly sweep the hole area clean of mud and standing water.
5. Apply liquid asphalt tack to vertical faces in a uniform manner. Do not puddle tack coat on bottom of hole.
6. Fill top of hole with type III bituminous concrete and compact in lifts no more than 2" thick. Each lift should be thoroughly compacted with a vibratory plate compactor or a portable roller. Experience has shown that 15 to 20 passes with a vibratory roller and mix temperature above 250° (121°) are necessary to ensure good compaction. Hand tamp should only be used for small areas (less than 1 s.f.)
7. Clean up area. Do not leave excess fill or excavated material on the pavement. Remove safety signs.

REPLACEMENT OF EXISTING BITUMINOUS PAVEMENT
NTS

Sidewalks shall be cast in 100± sections with no expansion joints.

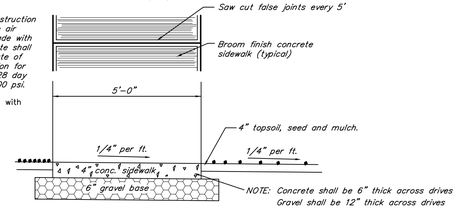
Connection to existing sidewalk and between new 100 foot sections shall be accomplished using smooth steel dowels spaced ±12" on center.

Curb adjacent to sidewalk shall be separated with 4 mil polyethylene

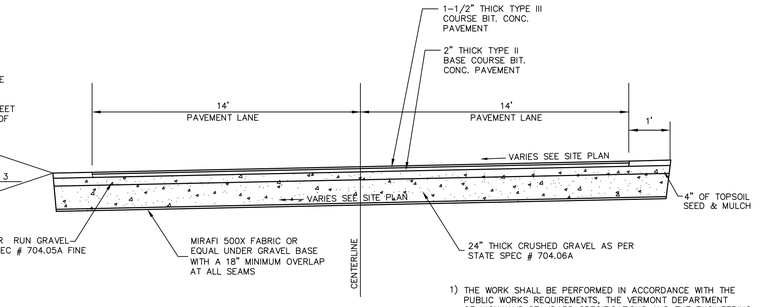
Use 4,000 psi concrete for sidewalks and curbs

All concrete used in the construction of concrete sidewalk shall be air entrained (5 - 7 %) and made with Portland cement. The concrete shall meet section 501 of the State of Vermont Standard Specification for Class A concrete and have 28 day compressive strength of 4,000 psi.

All sidewalks shall be treated with Certi-Vex AC 1315, per the manufacturer's instructions.



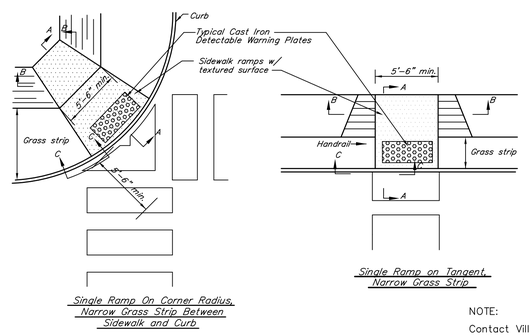
CONCRETE SIDEWALK DETAIL
NTS



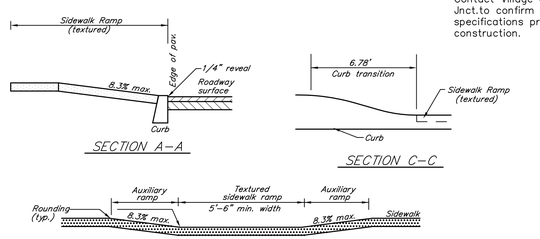
1) THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PUBLIC WORKS REQUIREMENTS, THE VERMONT DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND THE ENGINEERING PLANS AND SPECIFICATIONS.

2) IF TOP COURSE OF PAVEMENT IS NOT INSTALLED WITHIN 60 DAYS OF BASE COURSE, CONTRACTOR SHALL APPLY EMULSION TO FULL WIDTH OF BASE COURSE BEFORE INSTALLING TOP COURSE.

TYPICAL APRON SECTION
NTS



NOTE:
Contact Village of Essex Jnct.to confirm ramp specifications prior to construction.



SIDEWALK RAMP DETAIL
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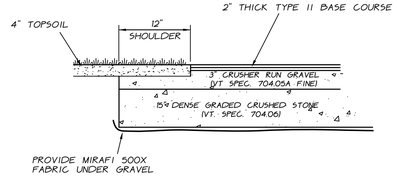
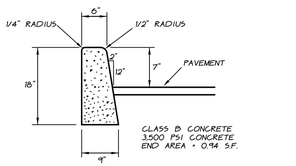


PARKING AREA CROSS-SECTION
NTS



NOTES :

1) CURBING SHALL BE CONSTRUCTED IN 10' SECTIONS WITH 1/8" JOINT BETWEEN SECTIONS.

2) CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND SHALL BE CONSTRUCTED OF MATERIAL CONFORMING TO AASHITO DESIGNATION M-153 (1/2" SPONGE RUBBER OR CORK.)

3) ALL EXPOSED SURFACES TO RECEIVE 2 COATS OF AN ANTI-SPALLING COMPOUND.

CONCRETE CURB
NTS

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

DANIEL H. KEELEY No. 10682 CIVIL LICENSED PROFESSIONAL ENGINEER STATE OF VERMONT

11/28/16	REVISED PER VILLAGE ENGINEER COMMENTS		DJH
DATE	REVISION		BY
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ☒ FINAL ☐ SKETCH/CONCEPT		DATE 10/19/2016
DESIGN OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	HANDY PARCEL	JOB # 2015-96
DRAWN DJH	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com	195/197 PEARL STREET ESSEX JCT., VT	FILE 2015-96-S4
CHECKED DWB		ROADS + PARKING DETAILS + SPECIFICATIONS	PLAN SHEET # 4
SCALE N.T.S.			

Construction Notes

1. The Contractor will be responsible for all construction of water main, storm and sanitary sewer systems as shown on the plans. The Contractor will be responsible for all necessary adapters, fittings, etc. to make connections to the existing and proposed units. The Contractor shall be responsible for all work shown or implied on the plans and/or referenced in the specifications and permits. The Contractor shall submit, for approval by the Engineer, all types of materials and products used.
2. The Contractor shall notify the Village Engineer at least 48 hours prior to work on utilities inside the Village Right-of-Way or owned by the Village.

Water Main

1. The pipe for water main shall be ductile iron class 52 manufactured in accordance with AWWA C151-76 as noted on the drawings. All pipe shall have push on type joints. All fittings, valves, etc. shall have mechanical joints. Pipe fittings shall be manufactured by Clow, US Pipe, Johns-Manville, or approved equal.
2. All pipe shall be installed in accordance w/AWWA C-600. The pipe shall be kept free of foreign matter and debris during installation. When the process of pipe laying has stopped any open ends of pipe shall be plugged. There shall be a minimum of 6'-0" cover over all pipe and service lines. Any pipe deflection shall not exceed fifty (50) percent of recommended manufacturer's maximum deflection. Backfill materials and procedures shall be as detailed on the drawings. The Contractor shall be responsible for any and all sheeting and/or shoring necessary to comply w/OSHA - VOSHA regulations.
3. The testing of the water main shall consist of the testing of all installed pipe, services, hydrants, etc. The testing shall consist of a pressure test followed by a leakage test. All testing shall be done with potable water and in the presence of the Engineer. The pressure test consists of maintaining a minimum internal pipe pressure of two hundred (200) pounds per square inch for two (2) hours. Failure to hold the pressure (+/- 5 psi) for the specified time constitutes failure of the test for the particular section of pipe. The leakage test shall be conducted for one (1) hour. The time for the leakage test may be included with the time of the pressure test. During the leakage test the quantity of water necessary to maintain the testing pressure of the system shall be measured. The leakage shall not exceed the allowable values as set form in AWWA C-600. Failure of any test section will necessitate repair and/or replacement of the failed section. Working pressure and test pressure shall be determined jointly by Engineer and local approval agency.
4. The method of disinfection shall be by the continuous feed method unless otherwise approved by the Engineer. After filling, flushing, and the addition of chlorine solution, the free chlorine concentration within the pipe shall be at least 25 mg/l. The chlorinated water shall remain in the main for a period of at least 24 hours. At the end of this period, the treated water in all portions of the main shall not have a residual of less than 10 mg/l of free chlorine. The dechlorination process of waterline flushing shall be done until the cholorine concentration is <1 mg/L. If a sample <1 mg/L cannot be obtained check another nearby public water system for comparative results. All disinfection shall be performed under the supervision of the Engineer. Chlorinated water shall not be discharged to the storm drains or to the waters of the State. The disinfection process shall be deemed acceptable only after (2) samples of water, collected 24 hours apart, from the flushed, disinfected main taken by the Engineer and tested at an approved laboratory show no evidence of bacteriological contamination. Disinfection shall conform to the latest AWWA C-651 revision.

Sanitary & Storm Mains

1. The pipe for sanitary sewer shall be PVC gravity sewer pipe SDR 35 (ASTMD 3034) with rubber sealing rings. The pipe for storm mains shall be ADS N-12. All pipe shall be laid to the line and grade shown on the plans.
2. The installed sanitary sewer pipe shall be low pressure air tested in the presence of the Engineer per section 115.D.6 of th LDC.

Air shall be slowly supplied to the plugged air installation until the internal air pressure reaches four pounds per square inch (4.0 psi) greater than the average back pressure of any groundwater that may submerge the pipe. At least two minutes shall be allowed for temperature stabilization before proceeding further.

The pipeline shall be considered acceptable when tested at an average pressure of three pounds per square inch (3.0 psi) greater than the average back pressure of any groundwater that may submerge the pipe if:

1. The total rate of air loss from any section tested in its entirety between manhole and cleanout structures does not exceed 2.0 cubic feet per minute; or
2. The section under test does not lose air at a rate greater than 0.0030 cubic feet per minute per square foot of internal pipe surface.

The requirements of this specification shall be considered satisfied if the time required in seconds for the pressure to decrease from 3.5 or 2.5 psi greater than the average back pressure of any groundwater that may submerge the pipe is not less than that computed according to the following table:

MINIMUM TEST TIME FOR VARIOUS PIPE SIZES

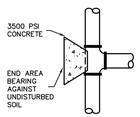
DIAMETER (INCHES)	TIME (MIN./100 FT.)
3	0.2
4	0.3
6	0.7
8	1.2
10	1.5
12	1.8
15	2.1
18	2.4

The table gives the required test time in seconds per 100 foot lengths of pipe for a given diameter. If there is more than one pipe size in the section of line being tested, compute the time for each diameter; and sum the times to find the total required test time.

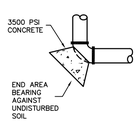
If the pipe installation fails to meet these requirements, the contractor shall determine at his or her own expense the source or sources of leakage and shall repair (if the extent and type of repairs proposed by the contractor appear reasonable to the engineer) or replace all defective materials or workmanship. The completed pipe installation shall meet the requirements of this test before being considered acceptable.

Separation of Water and /or Sanitary & Storm Mains

1. No water main shall be closer than ten (10) feet to any sanitary sewer, storm sewer or sanitary manhole, and five (5) feet to any catch basin. Provide minimum of 18" vertical separation between water main and storm/sanitary sewer.



TYPICAL TEES-DEADENDS-CAPS



TYPICAL BENDS

NOTE: PLACE 4 mil POLYETHYLENE BETWEEN FITTING AND THRUST BLOCK

SOIL TYPE - SAND

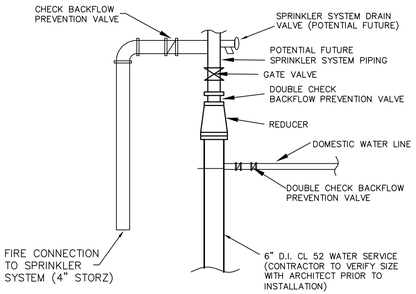
SIZE FITTING	6"	8"	12"
11¼ & 22½	2	2	5
45°	2	4	9
90°	4	8	17
TEES OR END CAPS	3	6	12
VALVES	2	2	2

SQ FT BEARING AREA

BASED ON 100 PSI WORKING PRESSURE PLUS 100 PSI SURGE ALLOWANCE AND BEARING CAPACITY OF 2000 LBS/SQ FT

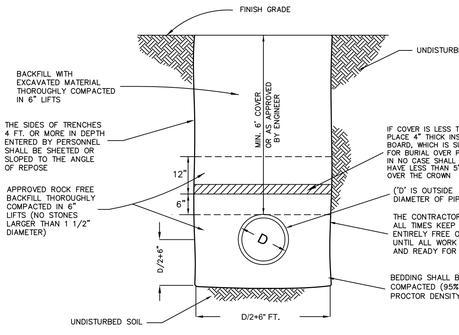
THRUST BLOCK END AREA

NTS



WATER / SPRINKLER CONNECTION

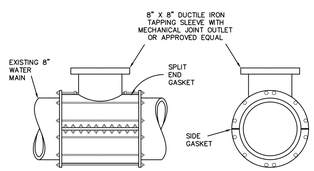
NTS



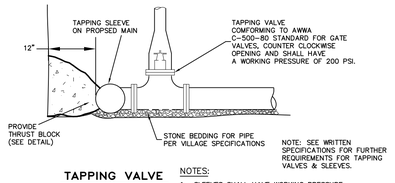
NOTE: ALL BEDDING AND FILL MATERIAL SHALL BE PLACED IN MAXIMUM 6 INCH THICK LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.

TYPICAL WATER TRENCH

NTS



TAPPING SLEEVE



NOTE: SEE WRITTEN SPECIFICATIONS FOR FURTHER REQUIREMENTS FOR TAPPING VALVES & SLEEVES.

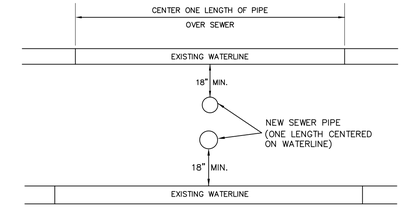
TAPPING VALVE

NOTES:

1. SLEEVES SHALL HAVE WORKING PRESSURE OF 200 PSI.
2. ALL EXTERIOR EXPOSED SURFACES SHALL BE FUSION BOUNDED, EPOXY-COATED TO A MIN. 10 MIL. THICKNESS.
3. UPON FINAL TIGHTENING AND TESTING ALL BOLTS SHALL BE BRUSH COATED WITH BITUMASTIC COLD APPLIED MATERIAL TO ALL EXPOSED NUTS & BOLTS.

TAPPING VALVE AND SLEEVE DETAIL

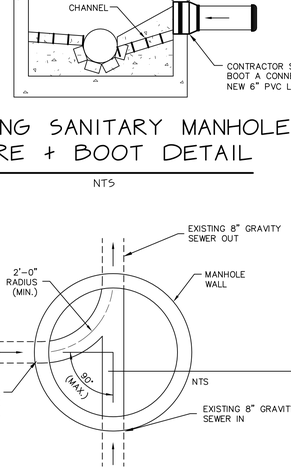
NTS



NOTE:
PER VILLAGE LDC PAGE D-15, IF 18" OF VERTICAL SEPARATION CAN NOT BE MAINTAINED, 1) THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE. WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS; 2) THE SEWER PIPE MUST BE CONSTRUCTED TO WATERMAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER; 3) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS; 4) WHERE WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

SEWER / WATER SEPARATION DETAIL FOR CROSSINGS

NTS

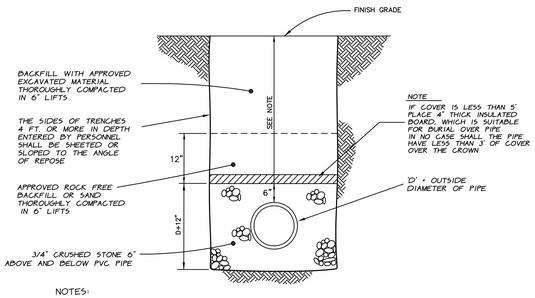


EXISTING SANITARY MANHOLE CORE + BOOT DETAIL

NTS

MANHOLE CHANNEL

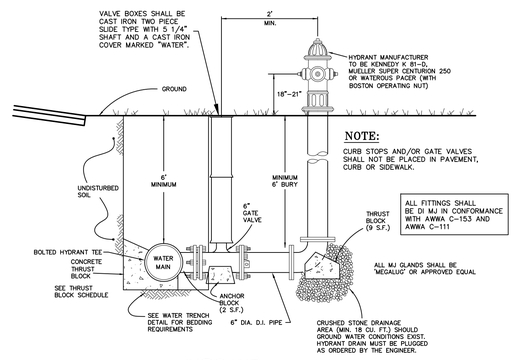
NTS



NOTES:
1) THE CONTRACTOR SHALL AT ALL TIMES KEEP THE TRENCHES ENTIRELY FREE OF WATER UNTIL ALL WORK IS FINISHED AND READY FOR BACKFILLING
2) ALL BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM 6 INCH THICK LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.

SEWER SERVICE TRENCH DETAIL

NTS



HYDRANT

NTS

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

STATE OF VERMONT DANIEL H. O'LEARY NO. 106082 CIVIL LICENSED PROFESSIONAL ENGINEER

DATE	REVISION	BY
11/28/16	REVISED PER VILLAGE ENGINEER COMMENTS	DJH

SURVEY: OBCA
DESIGN: OBCA
DRAWN: DJH
CHECKED: DWB
SCALE: N.T.S.

☐ RECORD DRAWING ☐ PRELIMINARY
☐ FINAL ☐ SKETCH/CONCEPT

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

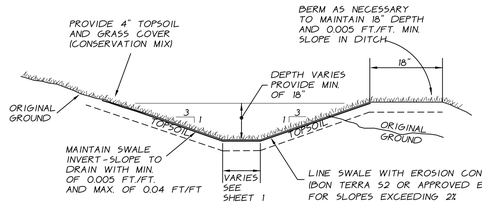
HANDY PARCEL
195/197 PEARL STREET ESSEX JCT., VT

WATER + SEWER
DETAILS + SPECIFICATIONS

DATE: 10/18/2016
JOB#: 2015-96
FILE: 2015-96-S4
PLAN SHEET #: 5

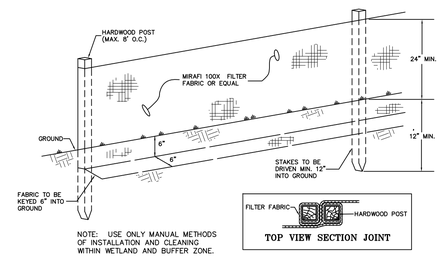
EROSION CONTROL SPECIFICATIONS

1. SEE OTHER DRAWINGS OF THESE PLANS FOR ADDITIONAL STORMWATER AND EROSION CONTROL SPECIFICATIONS AND DETAILS.
2. THE ROADWAY AND YARD FINISH GRADE SLOPES SHALL NOT BE STEEPER THAN 3 ON 1. THE FINISHED GRADE SLOPES SHALL BE IMMEDIATELY GRADED AND MULCHED.
3. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO SEPTEMBER 15 OF EACH YEAR. ANY DISTURBED AREAS OUTSIDE OF THE ROADWAY SHALL BE IMMEDIATELY SEEDED AND MULCHED WITHIN 15 DAYS.
4. THE EROSION CONTROL METHODS USED DURING CONSTRUCTION OF THE DEVELOPMENT SHALL PROCEED IN THE FOLLOWING SEQUENCE.
   - A) THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCES, AND OTHER EROSION CONTROL MEASURES, IF REQUIRED, AS ORDERED BY THE ENGINEER. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AFTER EVERY RAINFALL UNTIL THE NEW IMPROVEMENTS ARE PAVED AND ALL DISTURBED AREAS HAVE BEEN GRASSED. THE REPAIR OF THE EROSION CONTROL MEASURES WILL INCLUDE REMOVING ANY SEDIMENTATION. THE SEDIMENT MAY BE PLACED AS FILL IN THE LOW AREAS, IF APPROVED BY THE ENGINEER.
   - B) THE TOPSOIL SHALL BE REMOVED FROM THE AREAS TO BE GRADED AND STOCKPILED. A SILT FENCE SHALL BE PLACED CONTINUOUSLY AROUND THE BOTTOM OF THE PILE.
   - C) IN AREAS NEAR THE NEW CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE TRUNKS OF TREES TO BE SAVED WITH WOODEN SNOW FENCING ALONG THE DRIPLINE TO PROTECT THEM FROM INJURY. IN THESE PROTECTED AREAS NO CONSTRUCTION ACTIVITIES SHALL OCCUR. NO STORAGE OF MATERIALS, RUNNING OF MACHINARY, PORTO-LETS ETC. PLACE STAY OUT SIGNS. THESE INSTRUCTIONS MUST BE CONVEYED TO THE CONSTRUCTION CREW.
   - D) THE SITE GRADING WILL THEN BE DONE, AND THE PIPELINES WILL BE INSTALLED IMMEDIATELY FOLLOWING GRADING. THE CONTRACTOR WILL INSTALL AND MAINTAIN INLET PROTECTION AROUND THE CATCH BASINS UNTIL THE ROADWAY HAS BEEN PAVED AND GRASS HAS BEEN ESTABLISHED ON THE SLOPES.
   - E) THE CONTRACTOR WILL TOPSOIL, SEED, AND MULCH THE DISTURBED AREAS AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ADJACENT CONSTRUCTION.
   - F) OPEN CUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS.
5. INLET PROTECTION IN THE FORM OF GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL) SHALL BE INSTALLED INSIDE THE CATCH BASIN GRATE FOR THE CATCH BASINS LOCATED ALONG THE PROJECT FRONTAGE ON PEARL STREET. THE FABRIC SHALL BE CLEANED OR REPLACED AFTER ANY STORM EVENT AS NECESSARY. FABRIC SHALL BE WRAPPED AND SECURED AROUND THE GRATE.
6. THE PROJECT SHALL CONFORM TO THE STANDARDS OF THE STATE OF VERMONT "LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL."
7. THE PROJECT SHALL CONFORM TO THE STANDARDS OF THE STATE OF VERMONT "LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL."



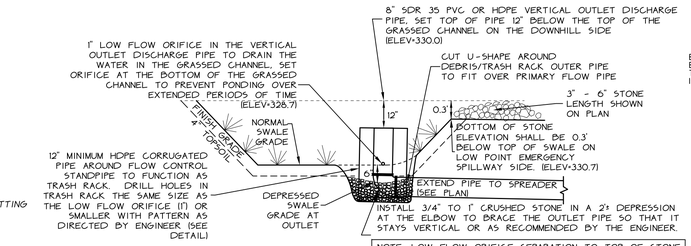
GRASS DRAINAGE SWALE

NTS



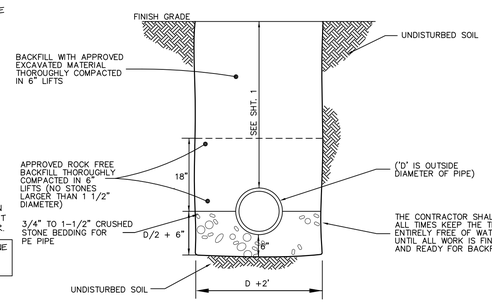
SILT FENCE DETAIL

NTS



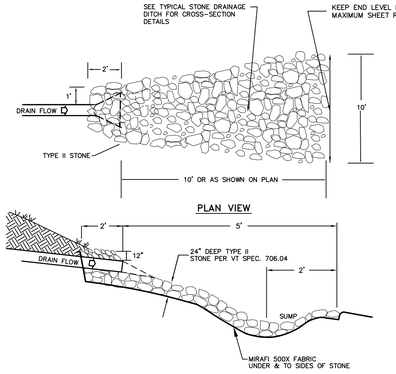
OUTFLOW DEVICE FOR GRASS CHANNEL

NTS

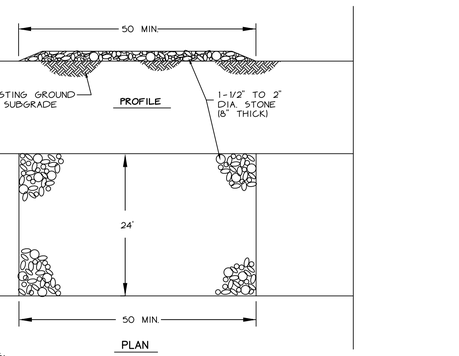


STORM SEWER TRENCH

NTS



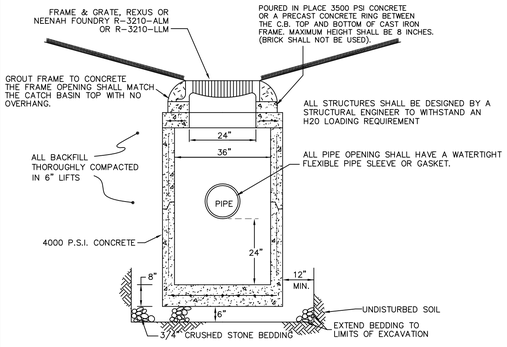
STORM OUTFALL DETAIL



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY BY CONTRACTOR.
2. THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECSSARY TO CONTROL DUST DURING THE SUMMER.
3. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY.

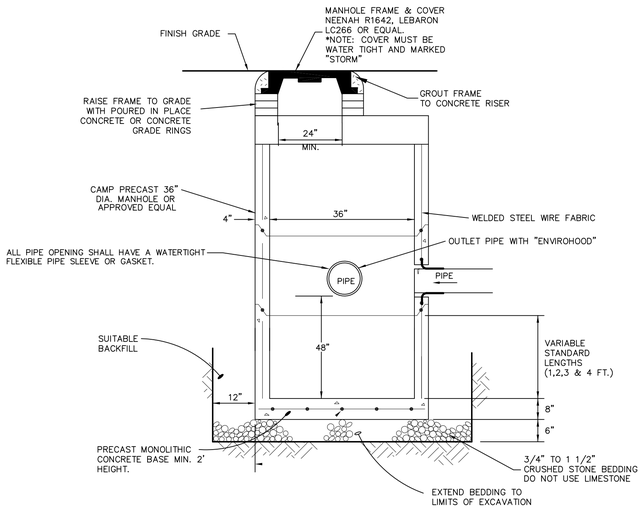
STABILIZED CONSTRUCTION ENTRANCE

NTS



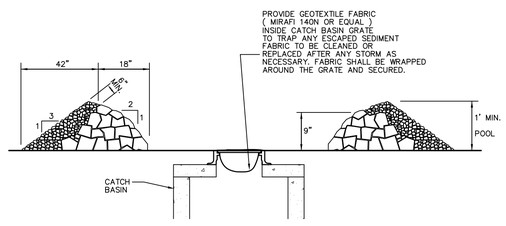
PRECAST CATCH BASIN

NTS

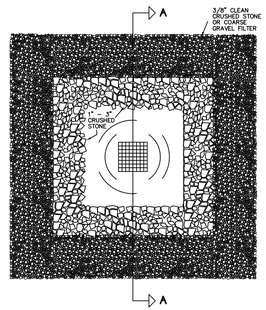


TYPICAL PRECAST STORM MANHOLE

NTS



SECTION A - A



INLET PROTECTION DETAIL

NTS

11/28/16	REVISED PER VILLAGE ENGINEER COMMENTS	DJH
DATE	REVISION	BY
SURVEY: OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ☒ FINAL ☐ SKETCH/CONCEPT	DATE: 10/19/2016
DESIGN: OBCA		JOB#: 2015-96
DRAWN: DJH		FILE: 2015-96-S4
CHECKED: DWB		PLAN SHEET #: 6
SCALE: N.T.S.		

HANDY PARCEL
195/197 PEARL STREET ESSEX JCT., VT

STORM + EROSION
DETAILS + SPECIFICATIONS

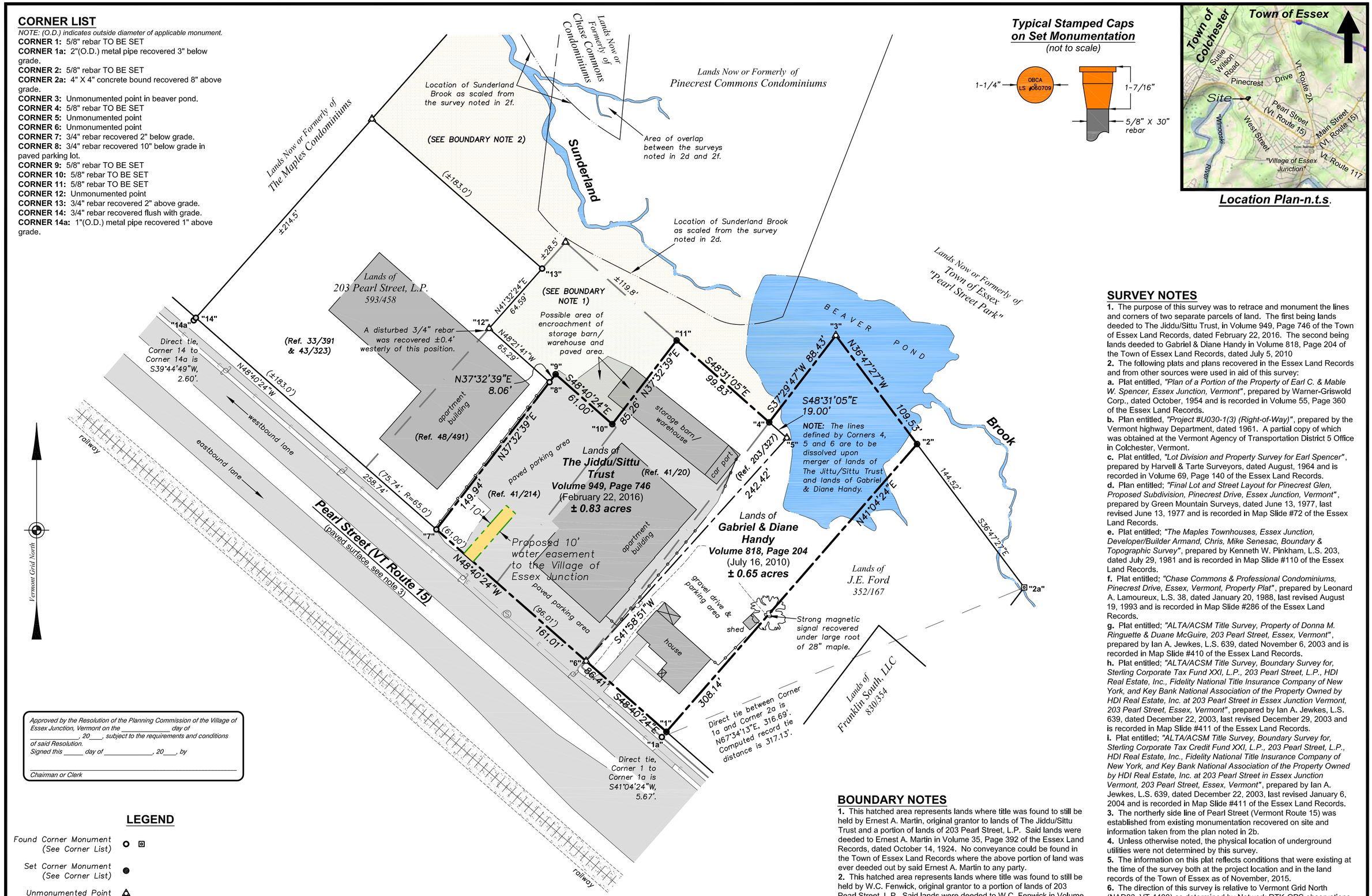
O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

STATE OF VERMONT · DANIEL W. BURKE · NO. 106852 · CIVIL · LICENSED PROFESSIONAL ENGINEER

CORNER LIST

NOTE: (O.D.) indicates outside diameter of applicable monument.

CORNER 1: 5/8" rebar TO BE SET
CORNER 1a: 2"(O.D.) metal pipe recovered 3" below grade.
CORNER 2: 5/8" rebar TO BE SET
CORNER 2a: 4" X 4" concrete bound recovered 8" above grade.
CORNER 3: Unmonumented point in beaver pond.
CORNER 4: 5/8" rebar TO BE SET
CORNER 5: Unmonumented point
CORNER 6: Unmonumented point
CORNER 7: 3/4" rebar recovered 2" below grade.
CORNER 8: 3/4" rebar recovered 10" below grade in paved parking lot.
CORNER 9: 5/8" rebar TO BE SET
CORNER 10: 5/8" rebar TO BE SET
CORNER 11: 5/8" rebar TO BE SET
CORNER 12: Unmonumented point
CORNER 13: 3/4" rebar recovered 2" above grade.
CORNER 14: 3/4" rebar recovered flush with grade.
CORNER 14a: 1"(O.D.) metal pipe recovered 1" above grade.



Typical Stamped Caps on Set Monumentation

(not to scale)

Location Plan-n.t.s.

SURVEY NOTES

1. The purpose of this survey was to retrace and monument the lines and corners of two separate parcels of land. The first being lands deeded to The Jiddu/Sittu Trust, in Volume 949, Page 746 of the Town of Essex Land Records, dated February 22, 2016. The second being lands deeded to Gabriel & Diane Handy in Volume 818, Page 204 of the Town of Essex Land Records, dated July 5, 2010
2. The following plats and plans recovered in the Essex Land Records and from other sources were used in aid of this survey:
a. Plat entitled, *"Plan of a Portion of the Property of Earl C. & Mable W. Spencer, Essex Junction, Vermont"*, prepared by Warner-Griswold Corp., dated October, 1954 and is recorded in Volume 55, Page 360 of the Essex Land Records.
b. Plan entitled, *"Project #U030-1(3) (Right-of-Way)"*, prepared by the Vermont highway Department, dated 1961. A partial copy of which was obtained at the Vermont Agency of Transportation District 5 Office in Colchester, Vermont.
c. Plat entitled, *"Lot Division and Property Survey for Earl Spencer"*, prepared by Harvell & Tarte Surveyors, dated August, 1964 and is recorded in Volume 69, Page 140 of the Essex Land Records.
d. Plan entitled; *"Final Lot and Street Layout for Pinecrest Glen, Proposed Subdivision, Pinecrest Drive, Essex Junction, Vermont"*, prepared by Green Mountain Surveys, dated June 13, 1977, last revised June 13, 1977 and is recorded in Map Slide #72 of the Essex Land Records.
e. Plat entitled; *"The Maples Townhouses, Essex Junction, Developer/Builder Armand, Chris, Mike Senesac, Boundary & Topographic Survey"*, prepared by Kenneth W. Pinkham, L.S. 203, dated July 29, 1981 and is recorded in Map Slide #110 of the Essex Land Records.
f. Plat entitled; *"Chase Commons & Professional Condominiums, Pinecrest Drive, Essex, Vermont, Property Plat"*, prepared by Leonard A. Lamoureux, L.S. 38, dated January 20, 1988, last revised August 19, 1993 and is recorded in Map Slide #286 of the Essex Land Records.
g. Plat entitled; *"ALTA/ACSM Title Survey, Property of Donna M. Ringuette & Duane McGuire, 203 Pearl Street, Essex, Vermont"*, prepared by Ian A. Jewkes, L.S. 639, dated November 6, 2003 and is recorded in Map Slide #410 of the Essex Land Records.
h. Plat entitled; *"ALTA/ACSM Title Survey, Boundary Survey for, Sterling Corporate Tax Fund XXI, L.P., 203 Pearl Street, L.P., HDI Real Estate, Inc., Fidelity National Title Insurance Company of New York, and Key Bank National Association of the Property Owned by HDI Real Estate, Inc. at 203 Pearl Street in Essex Junction Vermont, 203 Pearl Street, Essex, Vermont"*, prepared by Ian A. Jewkes, L.S. 639, dated December 22, 2003, last revised December 29, 2003 and is recorded in Map Slide #411 of the Essex Land Records.
i. Plat entitled; *"ALTA/ACSM Title Survey, Boundary Survey for, Sterling Corporate Tax Credit Fund XXI, L.P., 203 Pearl Street, L.P., HDI Real Estate, Inc., Fidelity National Title Insurance Company of New York, and Key Bank National Association of the Property Owned by HDI Real Estate, Inc. at 203 Pearl Street in Essex Junction Vermont, 203 Pearl Street, Essex, Vermont"*, prepared by Ian A. Jewkes, L.S. 639, dated December 22, 2003, last revised January 6, 2004 and is recorded in Map Slide #411 of the Essex Land Records.
3. The northerly side line of Pearl Street (Vermont Route 15) was established from existing monumentation recovered on site and information taken from the plan noted in 2b.
4. Unless otherwise noted, the physical location of underground utilities were not determined by this survey.
5. The information on this plat reflects conditions that were existing at the time of the survey both at the project location and in the land records of the Town of Essex as of November, 2015.
6. The direction of this survey is relative to Vermont Grid North (NAD83, VT-4400) as determined by Network RTK-GPS observations made on site November 12, 2015.

BOUNDARY NOTES

1. This hatched area represents lands where title was found to still be held by Ernest A. Martin, original grantor to lands of The Jiddu/Sittu Trust and a portion of lands of 203 Pearl Street, L.P. Said lands were deeded to Ernest A. Martin in Volume 35, Page 392 of the Essex Land Records, dated October 14, 1924. No conveyance could be found in the Town of Essex Land Records where the above portion of land was ever deeded out by said Ernest A. Martin to any party.
2. This hatched area represents lands where title was found to still be held by W.C. Fenwick, original grantor to a portion of lands of 203 Pearl Street, L.P. Said lands were deeded to W.C. Fenwick in Volume 33, Page 438 of the Essex Land Records, dated October 4, 1920.

Approved by the Resolution of the Planning Commission of the Village of Essex Junction, Vermont on the _____ day of _____, 20___, subject to the requirements and conditions of said Resolution.
Signed this _____ day of _____, 20___, by

_____
Chairman or Clerk

Town of Essex Clerk's Office Received for Record

This ____ day of _____ A.D. 20___, at ____ o'clock

____ minutes ___M. and filed in: _____

_____
City Clerk

LEGEND

Found Corner Monument (See Corner List)
Set Corner Monument (See Corner List)
Unmonumented Point
Corner Number (See Corner List) "5"
Utility Pole
Subject Boundary Line
Adjoining Boundary Line
Record Boundary Line
Survey Tie Line
Overhead Utility Line
Stockade Fence

Graphic Scale
1" = 50'
50 40 30 20 10 0 25 50 100 200

PRELIMINARY PLAT NOT FOR RECORDING

THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS, PAROL EVIDENCE AND OTHER STATE AND LOCAL DOCUMENTS. THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT RULES SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

Seth W. Kittredge, L.S. 060709

DATE	11/28/16
SURVEY	OBCA
DESIGN	OBCA
DRAWN	SWK
CHECKED	DWB/SWK
SCALE	1"=50'

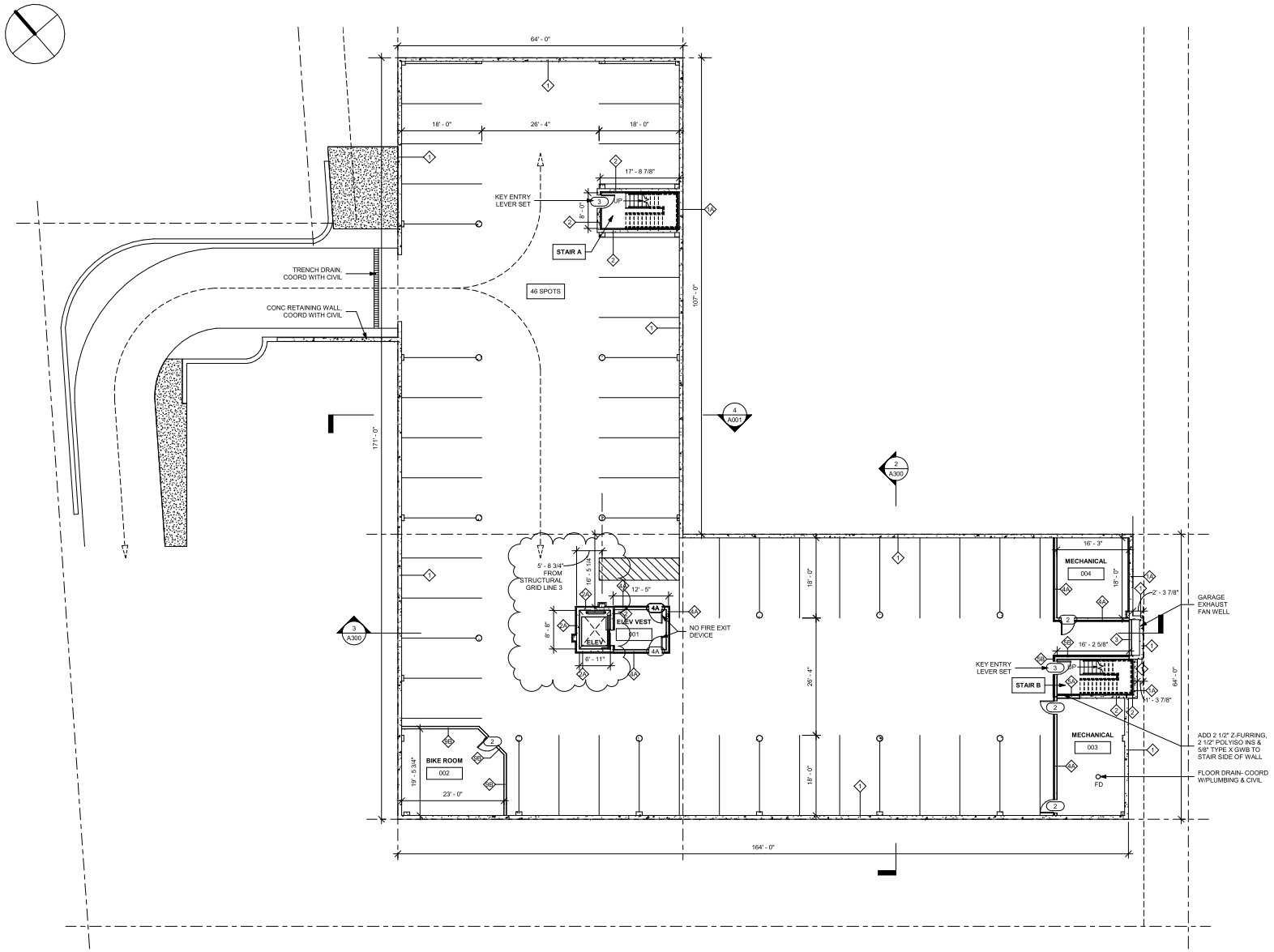
REVISION: ADDED WATER EASEMENT PER VILLAGE ENGINEER COMMENTS — DJH

☐ RECORD DRAWING ☐ FINAL ■ PRELIMINARY ☐ SKETCH

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

BOUNDARY PLAT
of Lands Owned by
THE JIDDU/SITTU TRUST
and Lands Owned by
GABRIEL & DIANE HANDY
197 & 195 Pearl Street (Vermont Route 15)
Village of Essex Junction, County of Chittenden, State of Vermont

DATE	10/27/2016
JOB	2015-96
FILE	2015-96 -PLAT
PLAN SHEET #	PL1



1 Garage
3/32" = 1'-0"

11/15/2021 4:07:46 PM

Daniel Goltzman Design & Development

119 Caroline Street
Burlington, Vermont 05401
646-957-4248

O'Leary Burke
13 Corporate Drive
Essex Junction, VT 05452
802-878-9990

Sellers Treybal
65 Huntington Road
Richmond, VT 05477
802-497-1174

Thomas Engineering
PO Box 1420
Waitsfield, VT 05673
802-343-4673

Kirick Eng Assoc, P.C.
5399 Williston Road #103
Williston, VT 05495
802-655-5731

No.	Description	Date
1	PRICING	8/17/2021
2	BUILDING PERMIT	8/16/2021
3	FOR CONSTRUCTION	10/18/2021

1 Revision 1 Date 1

GABE HANDY

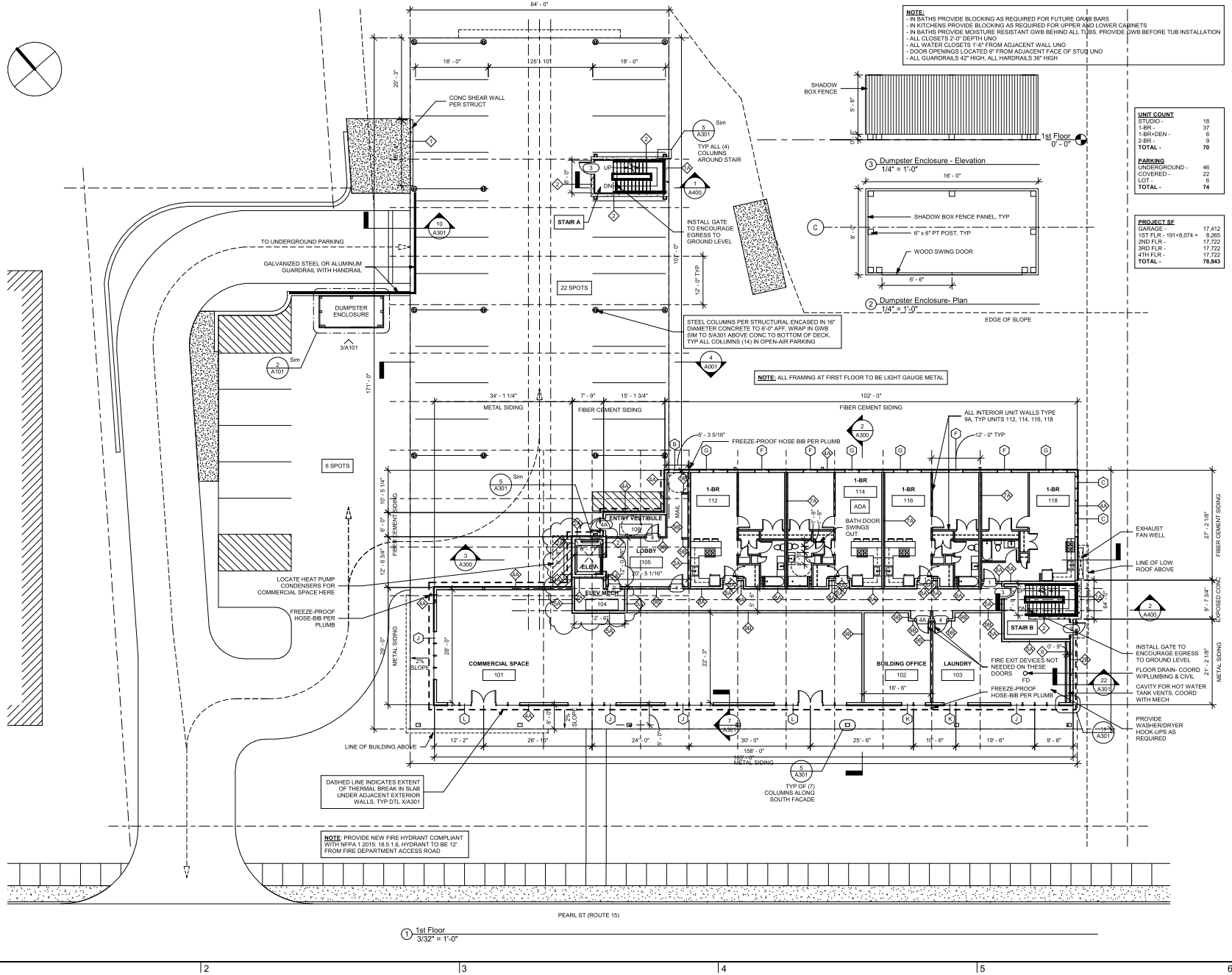
PEARL STREET
ESSEX JCT

GARAGE FLOOR PLAN

Project number :	21002
Date :	11/15/21
Drawn by :	DLG
Checked by :	DLG
Project Phase :	FOR CONSTRUCTION

A100

Scale : 3/32" = 1'-0"



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13 Corporate Drive
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802-878-9990

Sellers Treybal
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5399 Williston Road #103
Williston, VT 05495
802-655-5731

No.	Description	Date
1	PRICING	6/17/2021
2	BUILDING PERMIT	8/16/2021
3	FOR CONSTRUCTION	10/18/2021

Revision 1 Date 1

GABE HANDY

PEARL STREET
ESSEX JCT

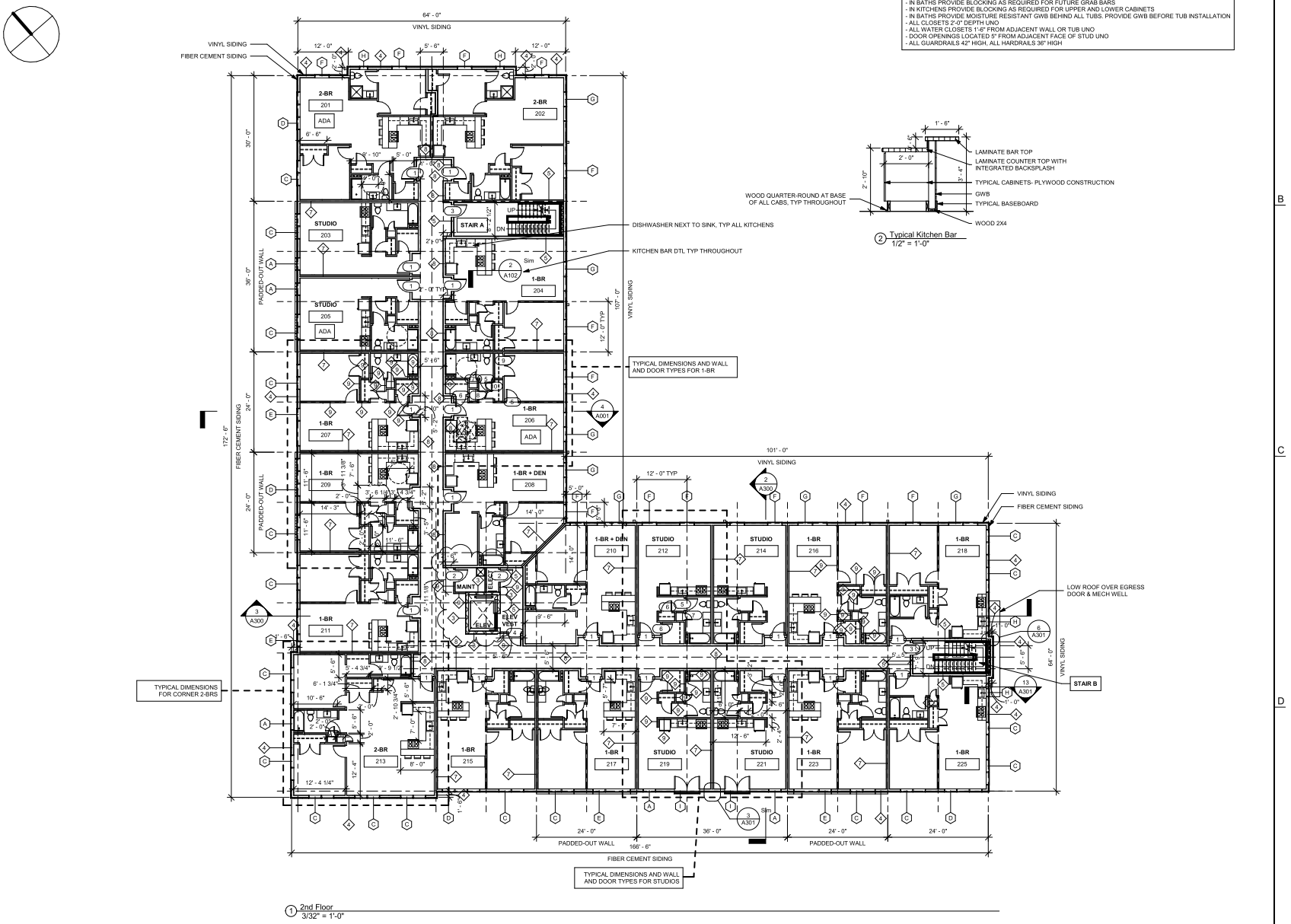
FIRST FLOOR PLAN

Project number :	21002
Date :	11/15/21
Drawn by :	DLG
Checked by :	DLG
Project Phase :	FOR CONSTRUCTION

A101

Scale : As indicated

11/15/2021 4:10:16 PM



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119 Caroline Street
Burlington, Vermont 05401
646-957-4248

LICENSED ARCHITECT
DANIEL GOLTZMAN
026.0084279
STATE OF VERMONT

O'Leary Burke
13 Corporate Drive
Essex Junction, VT 05452
802-878-9990

Sellers Treybal
65 Huntington Road
Richmond, VT 05477
802-497-1174

Thomas Engineering
PO Box 1420
Waitsfield, VT 05673
802-343-4673

Kirick Eng Assoc, P.C.
5399 Williston Road #103
Williston, VT 05495
802-655-5731

No.	Description	Date
1	PRICING	6/17/2021
2	BUILDING PERMIT	8/16/2021
3	FOR CONSTRUCTION	10/18/2021

Revisions

GABE HANDY

PEARL STREET
ESSEX JCT

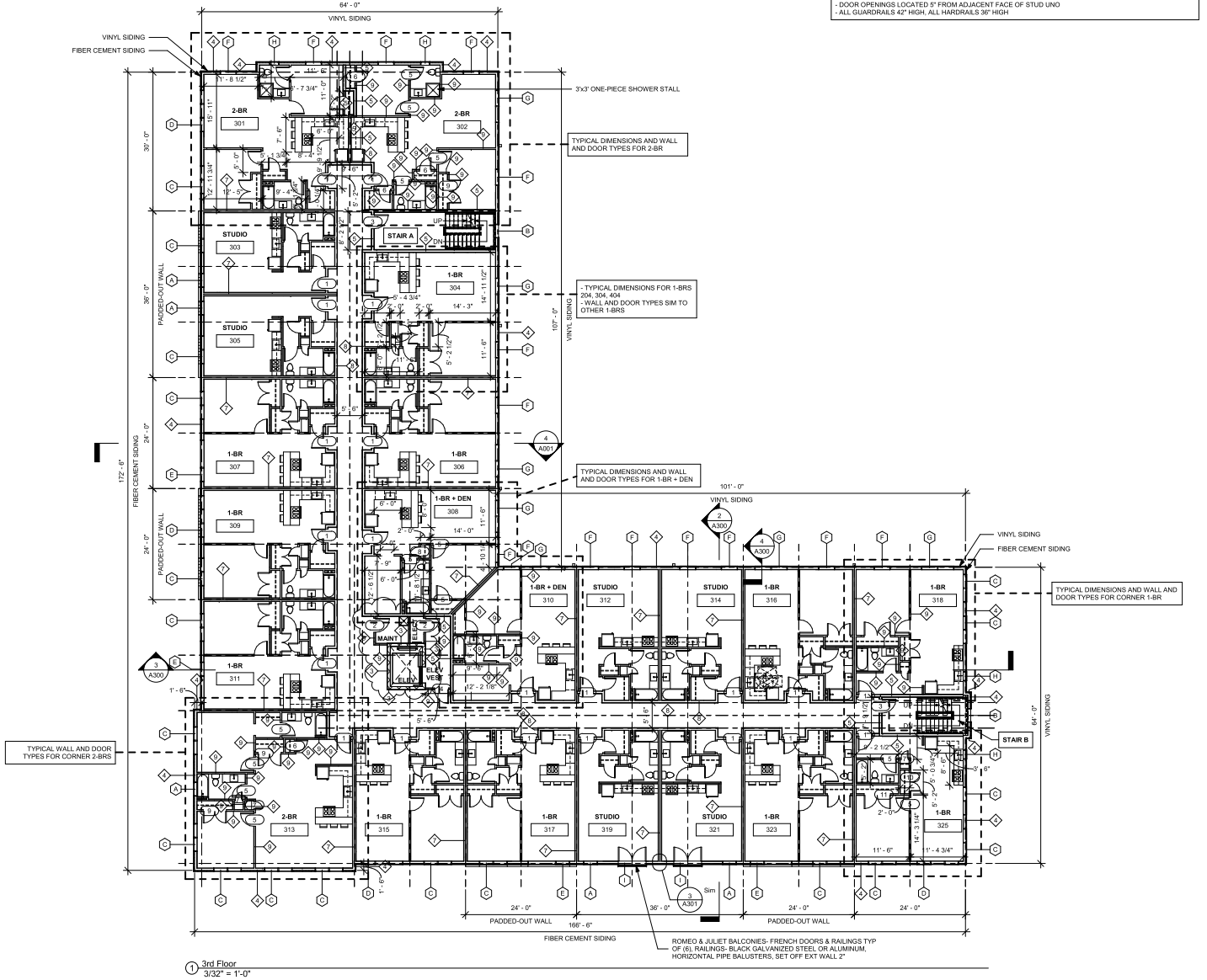
SECOND FLOOR PLAN

Project number :	21002
Date :	11/15/21
Drawn by :	DLG
Checked by :	DLG
Project Phase :	FOR CONSTRUCTION

A102

Scale : As indicated

11/15/2021 4:07:48 PM



1 3rd Floor
3/32" = 1'-0"

11/15/2021 4:07:51 PM

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13 Corporate Drive
Essex Junction, VT 05452
802-878-9990

Sellers Treybal
65 Huntington Road
Richmond, VT 05477
802-497-1174

Thomas Engineering
PO Box 1420
Waitsfield, VT 05673
802-343-4673

Kirick Eng Assoc, P.C.
5399 Williston Road #103
Williston, VT 05495
802-655-5731

No.	Description	Date
1	PRICING	6/17/2021
2	BUILDING PERMIT	8/16/2021
3	FOR CONSTRUCTION	10/18/2021

Revision 1 Date 1

GABE HANDY

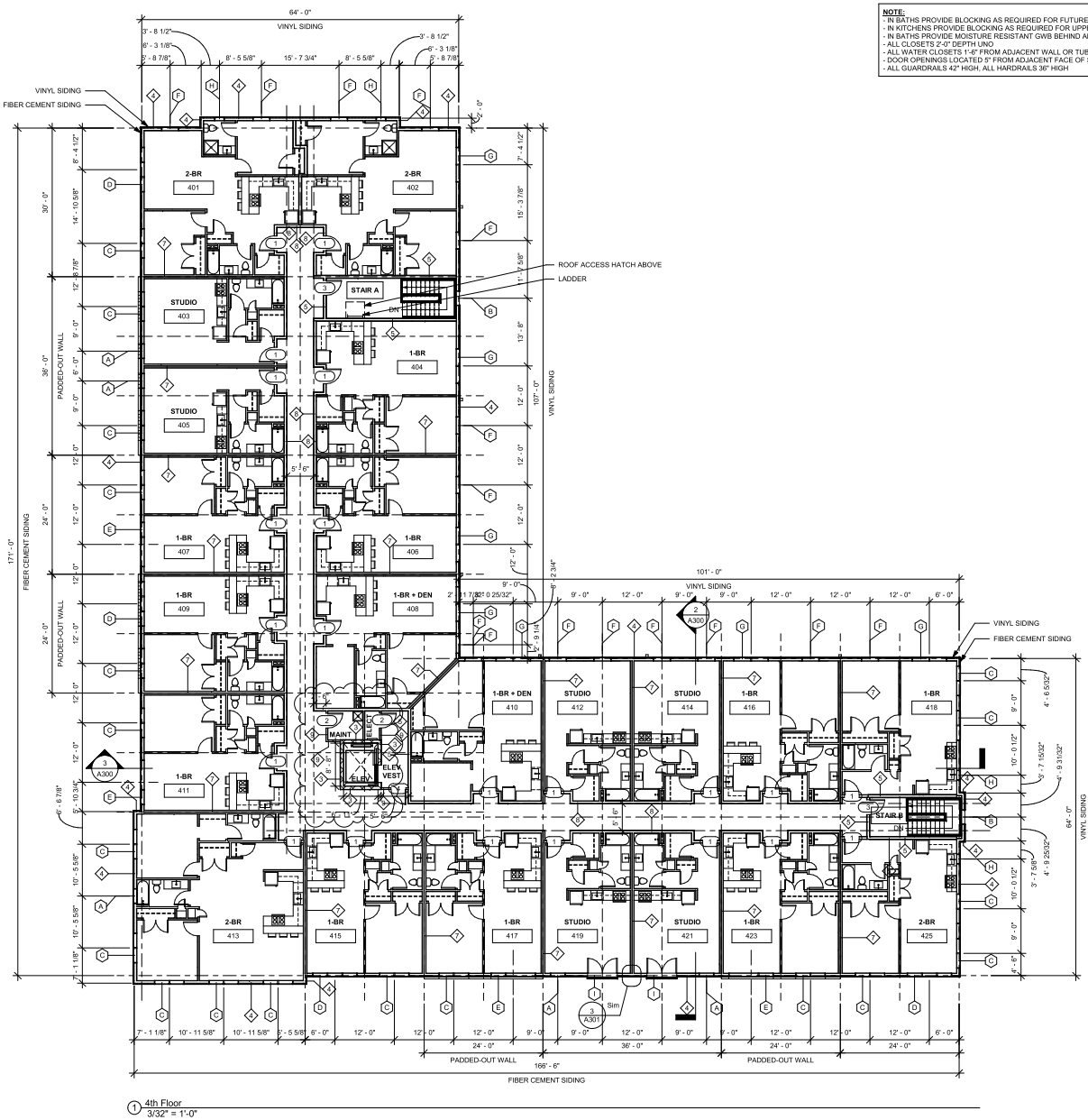
PEARL STREET
ESSEX JCT

THIRD FLOOR PLAN

Project number :	21002
Date :	11/15/21
Drawn by :	DLG
Checked by :	DLG
Project Phase :	FOR CONSTRUCTION

A103

Scale : 3/32" = 1'-0"



1 4th Floor
3/32" = 1'-0"

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119 Caroline Street
Burlington, Vermont 05401
646-957-4248

O'Leary Burke
13 Corporate Drive
Essex Junction, VT 05452
802-878-9990

Sellers Treybal
65 Huntington Road
Richmond, VT 05477
802-497-1174

Thomas Engineering
PO Box 1420
Waitsfield, VT 05673
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Kirick Eng Assoc, P.C.
5399 Williston Road #103
Williston, VT 05495
802-655-5731

No.	Description	Date
1	PRICING	6/17/2021
2	BUILDING PERMIT	8/16/2021
3	FOR CONSTRUCTION	10/18/2021

Revision 1

GABE HANDY

PEARL STREET
ESSEX JCT

FOURTH FLOOR PLAN

Project number :	21002
Date :	11/15/21
Drawn by :	DLG
Checked by :	DLG
Project Phase :	FOR CONSTRUCTION

A104

Scale : 3/32" = 1'-0"

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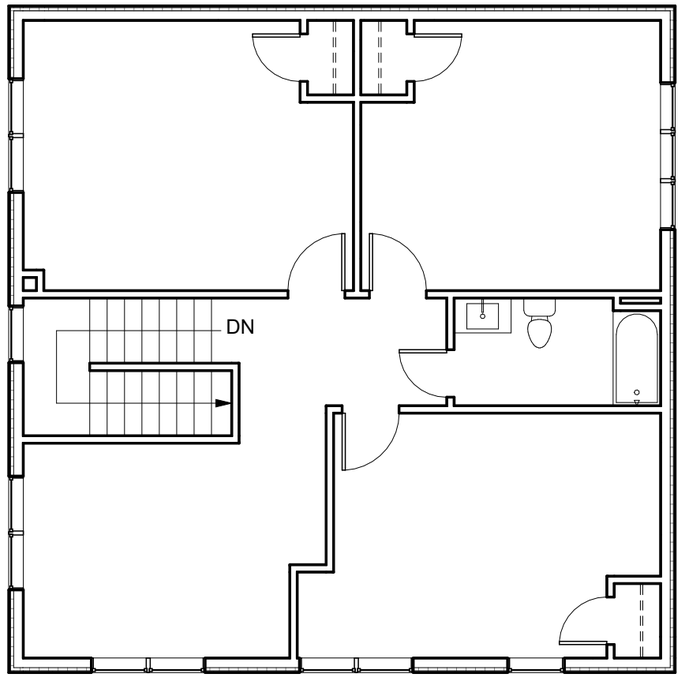
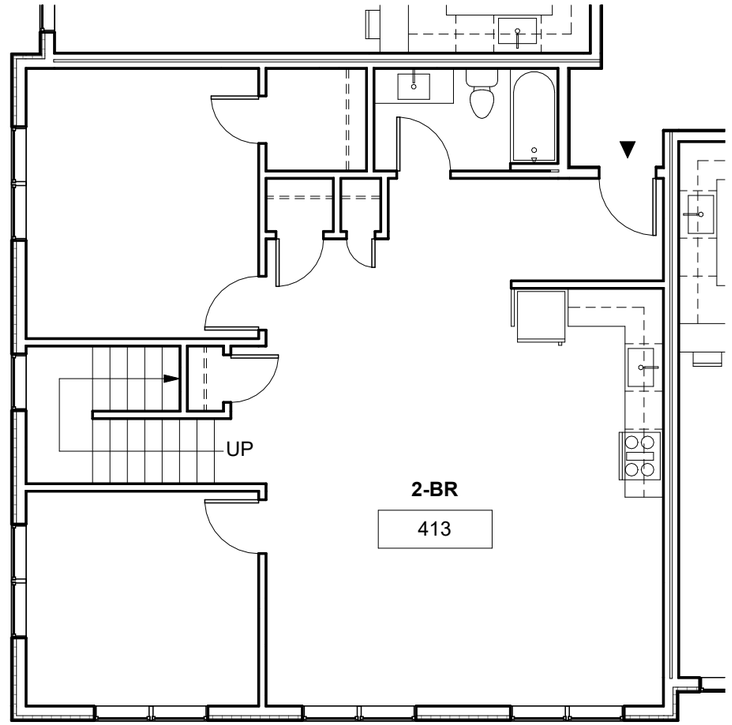


2 5th Floor
1/8" = 1'-0"



1 4th Floor
1/8" = 1'-0"

Unit 413 Floor Plans

Project: Pearl St Essex Jct

Date: 12/1/22

Scale: 1/8" = 1'-0"

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Outlook

Re: 197 Pearl St- amendments forthcoming?

From Greg Dixson <greg.dixson@krebsandlansing.com>
Date Wed 3/12/2025 12:30 PM
To Michael Giguere <mgiguere@essexjunction.org>

CAUTION: This email originated from **OUTSIDE** our organization. **STOP & CONSIDER** before responding, clicking on links, or opening attachments.

Hey Michael,

We went out and surveyed the building. From our calculation the building is approximately 53' at its highest point, the 5th story.

I will share the affordability covenant with Gabe. I am not sure if he is back from his trip. I would likely work this to be a condition of approval but I am sure we can work it out.

Thanks,
Greg Dixson, P.E.
Krebs & Lansing Consulting Engineers, Inc.
164 Main Street
Colchester, Vermont 05446
O: (802) 878-0375
C: (508) 646-8372
greg.dixson@krebsandlansing.com

City of Essex Junction, VT
Affordable Housing Height Bonus Criteria and Reporting Requirements

The Vermont HOME Act of 2023, Act 47 (S.100) adds the allowance for an additional floor[1] for qualifying "affordable housing developments", defined in 24 V.S.A. § 4303 as:

> *a housing development of which at least 20 percent of the units or a minimum of five units, whichever is greater, are **affordable housing** units. Affordable units shall be subject to covenants or restrictions that preserve their affordability for a minimum of 15 years or longer as provided in municipal bylaws.*

For rental units, 24 V.S.A. § 4303 defines Affordable Housing as:

> *housing for which the total annual cost of renting, including rent, utilities, and condominium association fees, does not exceed 30 percent of the gross annual income of a household at 80 percent of the highest of the following:*
>
> *(i) the county median income, as defined by the U.S. Department of Housing and Urban Development;*
>
> *(ii) the standard metropolitan statistical area median income if the municipality is located in such an area, as defined by the U.S. Department of Housing and Urban Development; or*
>
> *(iii) the statewide median income, as defined by the U.S. Department of Housing and Urban Development.*

Does your property qualify as an affordable housing development?

To qualify, the overall rent of the required "affordable units", inclusive of utilities and fees, must be no more than the maximum rent thresholds based on the criteria above. These limits are summarized on the Vermont Housing Finance Agency's monthly summary here:
https://www.housingdata.org/documents/purchase-price-and-rent-affordability.pdf

As of November 2023, the applicable maximum gross rent for affordable units, inclusive of utilities and fees are as follows:

Maximum Affordable Rent by unit type 2023, inclusive of utilities and fees[2]			
Studio / Efficiency	1 Bedroom	2 Bedroom	3 Bedroom
$1,590	**$1,704**	**$2,045**	**$2,363**

What if some utilities and fees are paid by the tenant?

If some or all utilities are excluded from the rent, refer to the Vermont State Housing Authority's current schedule of "Allowances for Tenant Furnished Utilities and Other Services". These utility allowances are subtracted from the maximum affordable rent.

[1] additional floor beyond what is otherwise allowed in a zoning district, in areas served by municipal water and sewer.

[2] Maximum gross rent are based on HUD guidance stipulating that homes have at least 1 bedroom for every 1.5 people in the household. This means that the affordable rent and purchase price of a 1-bedroom home are based on the average of the median incomes of 1 person household and of a 2-person household as a proxy for the median income of a "1.5-person household". The affordable rent and purchase price for a 2-bedroom home are based on the median income of a 3-person household (i.e., 2 bedrooms x 1.5 people/bedroom = 3-person household). For a 3-bedroom home, the rent and price are based on the average of the median incomes of a 4- and 5-person household.

As of November 2023, the following is a sample of the typical Allowances for Tenant Furnished Utilities and Other Services:

Utility or Service	0 BR	1 BR	2 BR	3 BR
Natural Gas Heating	$ 93	$ 105	$ 111	$ 118
Natural Gas Cooking	$ 4	$ 4	$ 6	$ 8
Other Electric	$ 38	$ 44	$ 62	$ 79
Electric Water Heating	$ 28	$ 33	$ 42	$ 51
Water and Sewer	$ 55	$ 58	$ 77	$ 105
Trash Collection	$ 78	$ 78	$ 78	$ 78

Reporting Requirements

For applicants who wish to utilize the Act 47 height bonus, these requirements may be included by the Development Review Board as a condition of approval. Upon site plan approval, applicants must:

1. Provide the Community Development Department with copies of any covenants or restrictions in place to preserve affordability for at least 15 years.
2. Fulfil annual reporting requirements by December 31 of each year during the 15-year period:
    a. Submit a completed Affordable Housing Rent Reporting Form,
    b. Submit copies of the lease documents for all affordable housing units on the property, or by random sampling as requested by the Community Development Department.

Use Tables for WW Flows based on Wastewater System and Potable Water Supply Rules

Generated by Greg Dixson, P.E. - Date 02/05/2025

Permitted - WW-4-5537 - April 1, 2021

Type - Wastewater	Amount	Unit Type	Rate (GPD Per Participant)	Gallons Per Day
Single Bedroom Dwelling Units	52	DUs	140	7280
Two Bedroom Dwelling Units	15	DUs	210	3150
Retail Space	3,439	Square Feet	0.04	138
			TOTALS:	**10568** **GPD**

Type - Water	Participants		Rate (GPD Per Participant)	Gallons Per Day
Single Bedroom Dwelling Units	52	DUs	140	7280
Two Bedroom Dwelling Units	15	DUs	280	4200
Retail Space	3,439	Square Feet	0.04	138
			TOTALS:	**11618** **GPD**

What Was Constructed via Conversations with City Staff and Owner

Type - Wastewater	Amount	Unit Type	Rate (GPD Per Participant)	Gallons Per Day
Single Bedroom Dwelling Units*	61	DUs	140	8540
Two Bedroom Dwelling Units	8	DUs	210	1680
Multi-bedroom Dwelling Units*	1	DUs	210	210
Retail Space	3,000	Square Feet	0.04	120
			TOTALS:	**10550** **GPD**

Type - Water	Participants		Rate (GPD Per Participant)	Gallons Per Day
Single Bedroom Dwelling Units*	61	DUs	140	8540
Two Bedroom Dwelling Units	8	DUs	280	2240
Multi-bedroom Dwelling Units*	1	DUs	360	360
Retail Space	3,000	Square Feet	0.04	120
			TOTALS:	**11260** **GPD**

* Only unit which has more than 2 bedrooms is on the fourth floor. Corner unit has an upstairs creating a fifth story to the building. This unit would then be a 4-bedroom unit or multi-bedroom unit.

* From conversations with City staff and the Owner, there were three storage units identifed on the last set of architectural plans. These storage units during construction were retrofitted to become studio apartments. Keeping these units would generate 3 additional dwelling units.