

City of Essex Junction, VT  
Development Application

For Office Use:

SP 2, 2024, 1

Permit #

Planned Unit Development: Scale: <input type="checkbox"/> Minor <input type="checkbox"/> Major	Stage: <input type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input type="checkbox"/> Final
Site Plan: Scale: <input type="checkbox"/> Minor <input type="checkbox"/> Major	Stage: <input type="checkbox"/> Conceptual <input checked="" type="checkbox"/> Final
Subdivision: Type: <input type="checkbox"/> Sketch <input type="checkbox"/> Preliminary	Other: <input type="checkbox"/> Variance <input type="checkbox"/> Conditional Use

Property description (address) for application **227-229 Pearl Street - Parcel ID: 1040042000**  
**SPAN: 207-066-10350**

General Information

Applicant: **Handy Hotels & Rentals LLC c/o Gabe Handy** Daytime Phone#: **(802) 878-8920**  
Address: **197 Pearl Street, Suite 100, Essex Junction, VT 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 Dixon - Krebs and Lansing Consulting Engineers, Inc.** Daytime Phone#: **(802) 878-0375**  
Address: **164 Main Street, Suite 201, Colchester, VT 05446**  
Email Address: **greg.dixon@krebssandlansing.com**

Property information

Zoning District: **MF/MU1** Current Use **Residential** Tax Map # **1040042000**  
Lot # **1040042000** Lot size sf **0.96 Acres (±41,800 s.f)**

Other Information

Street frontage (public or private) **±152 ft.** Proposed height **±47 ft.**  
Proposed number of stories **4 Stories** Estimated completion date **TBD**  
Proposed Parking Spaces **44** Required spaces **39**  
Landscape cost **See Attached Preliminary Cost Estimates and preliminary landscape budget.**

Lot coverage (include all structures and impervious surface)

Existing (sq ft.): **±11,100 sf.** plus proposed (sq.ft.): **±10,600 sf.** equals total: **±21,700 sf.**  
Divided by: **±41,800 s.f.** lot equals proposed total lot coverage: **51.9%**

**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)  
Reduce the driving width of the road/parking lot from 24' to 22'.

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.

Mike Handy  
Applicant

5/2/24  
Date

Sammy Handy Hotel's Rental LLC  
Land Owner (if different)

5-2-24  
Date

RECEIVED

Staff Action MAY 06 2024

Date received: City of Essex Junction

Meeting date: \_\_\_\_\_

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: \*\*  
\$5,865.00

Fee Verified:  
**PAID**  
MAY 07 2024

City of Essex Junction



May 6, 2024

Chris Yuen  
Community Development Director  
City of Essex Junction  
2 Lincoln Street  
Essex Junction, VT 05452

Re: Sunderland Apartments - 227 Pearl Street Project – Proposed Residential Building  
Final Plan Development Application

Dear Chris,

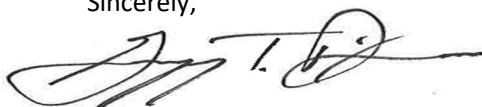
The property owner of 227-229 Pearl Street is proposing to amend the approved residential building project on the existing lot, that permit is number SP-1.203.1. The new Applicant is proposing a different building layout, different site layout and additional units to the original submission. The new design will have 39 dwelling units on 4 stories, this is an increase of 5 additional units. The 39 new residential dwelling units will also now be a combination of studio units, single bedroom units, and double bedroom units. We have attached plans and calculations to help illustrate the proposed project, those are:

- Final Development Application and Checklist
- Civil Plan Set with Details
- Architectural Drawings/Renderings
- Landscape Architectural Plans – Note, the project is reusing the existing landscaping plan, we understand the building has changed but the available space for landscaping remains the same and the plantings would mirror for the new layout. The project is proposing the same amount of landscaping and costs.
- Lighting Plans – Note, the project is reusing the existing lighting plan, again we understand the building has changed but the available space for lighting remains the same and the lights would mirror for the new layout. The project is proposing the same type and amount of lighting.
- Preliminary Cost Estimate with Required Landscaping Budget
- Water and Sewer Allocation Request letter, Flow Calculations, Sewer Application, and Sewer Analysis
- Boundary Plat by O'Leary Burke Civil Associates, PLC Dated 11-7-22

Note: Stormwater Analysis Remains the same from the conceptual submission. We did not reattach that analysis to this submission. However, let me know if the material is needed again.

Thank you for your time reviewing the project. We look forward to your review and input. Please reach out if there are any additional comments, questions, or concerns.

Sincerely,



Greg Dixson, P.E.

May 29, 2024

Chris Yuen  
Community Development Director  
City of Essex Junction  
2 Lincoln Street  
Essex Junction, VT 05452

Re: Sunderland Apartments - 227 Pearl Street Project – Proposed Residential Building

Dear Chris,

Below are detailed responses to each request from City Staff and the City's Engineer. Please let us know if there is anything more you need.

1. **Landscaping and Lighting Plans:** As per site plan application requirements, please submit updated versions of the landscaping and lighting plan, reflecting of the proposed site layout.

[The project sent this revision to the City on 5/28/24.](#)

2. **Include all design features:** Please ensure the 3D models and elevations include any visible features such as plaques and monuments. For example, a "Gabe Handy 202X" plaque, if that is intended, has been included for several of his other recent buildings.

[The models do not currently include this plaque. We will reach back out to the City if this is a future desire of the Applicant/Owner.](#)

3. **Colors and Materials:** During the Conceptual Site Plan Hearing, the DRB asked that the applicant explores "different surface treatments to ensure the front and side of the building doesn't look overly flat". The architectural drawings indicate a single material -"LP Smartside LAP Siding", to be used on the side of the building. We suggest that the building incorporate the use of at least two materials on the side of the building to create some more visual contrast to address the DRB's previous comments. As per Land Development Code Section 620.C.3, please provide a description of the color and materials to be used on the exterior of the building. Photographs of the material would also be helpful.

[See updated Architectural plans and renderings.](#)

4. **Long-Term Bike Parking:** The plans currently indicate long-term bike parking in the basement. We note that ground floor bike parking tends to be more useful for tenants who regularly travel by bicycles. As such, we recommend that long-term bike parking be provided on the ground floor, potentially in a separate accessory structure. If you wish to keep the currently proposed configuration in the basement, please show that the dimensions of the elevator would be

[Project added a small basement with bike storage for this purpose.](#)

5. **Floor plans:** We have not yet received a printed version of the floor plans. These should be included. Please add proposed apartment numbers to the floor plans in accordance with Section 7 of the Vermont E-911 Addressing Standards. Rooms such as laundry rooms and storage rooms, should be numbered as well.

[See updated Architectural plans and renderings.](#)

6. **Fence height:** In general, the LDC limits fences to a height of 6 feet. In accordance with Section 707.B.5, “any nontransparent fence located in a front yard shall not exceed twenty-nine (29) inches in height unless it meets the front yard setback for the Zoning District in which it is located.” Please indicate fence height on the plans accordingly.

[Project fence with the neighboring property owner will be 6’ tall. It will be reduced to 29” or the fence will end once in the front yard setback. A note to this affect has been added to C-1.00.](#)

#### Engineers Questions:

1. The applicant has submitted a letter to the Water Quality Superintendent requesting additional sewer and water allocations for this project from the City. The total sewer and water allocations for this project will be 6,860 gallons per day and 8,260 gallons per day respectively, an increase of 5,390 gpd and 6,300 gpd over the existing 1,470 gpd and 1,960 gpd for sewer and water.

[Agreed, if allocation for the first project with 34 units has not already been paid for. If it has the project feels it would not be appropriate to charge for that allocation twice.](#)

2. We recommend a condition of approval of this project requiring the submission of record drawings for site utilities to the City of Essex Junction upon completion of construction, in both AutoCAD and PDF format. The City would also like to request this information be provided in shapefile format in Vermont State Plane US Survey Feet, NAD83(2011).

[As-Built Record drawing notes have been added to the revised plan C-2.02.](#)

3. The applicant has indicated that “*the project is reusing the existing landscaping plan, we understand the building has changed but the available space for landscaping remains the same and the plantings would mirror for the new layout. The project is proposing the same amount of landscaping and costs.*” We recommend that the applicant revise and resubmit the landscaping plans to reflect the current proposal.

[Landscaping and Lighting plan revisions were sent to the City on 5/28/24.](#)

4. The plans include notes on Sheet C-2.00, C-2.01, and C-2.02 stating “*All sewer, water, and storm drainage utilities installed on the project side to be observed by an authorized representative of the City of Essex Junction prior to backfilling the utility being installed.*” This note should be revised to state “*...on the project **site** [emphasis added] to be observed by ...*”.

[Adjusted.](#)

5. On sheet C-2.00, Additional Notes and Testing Requirements note #2 should be revised to reference the 11/06/2023 version of the Environmental Protection Rules, instead of the 04/12/2019 version as currently shown.

Adjusted.

6. On sheet C-2.00, Additional Notes and Testing Requirements note #6 and note #7 of the Water & Sewer Construction Notes should be revised to require 48 hours advance notification to the City of Essex Junction instead of 24 hours as currently shown.

Adjusted.

7. We recommend a condition of approval that the location of the fire department connection for the proposed building be approved by the City of Essex Junction Fire Department.

Project shows the FD Connection in the location on the building closet to the hydrant. However, the project is more than happy to accommodate and work with City Fire Department to adjust. The project is okay with this condition.

8. The Site Plan depicts proposed temporary jersey barriers for temporary lane closures. The plan should be revised to increase the length of the merging taper per the MUTCD requirements.

Adjustments to the traffic plan have been made to meet the requirements of the MUTCD. Please see revised C-2.05.

9. Sheet C-2.05 presents a temporary traffic control plan and related notes. Notwithstanding item #8 above, we find this plan acceptable. However, Flaggers and Uniformed Traffic Officers note #2 should be revised to require the contractor to provide the City of Essex Junction with copies of the flagger certifications, not the State of Vermont as currently written.

Adjusted.

1. The applicant is seeking a waiver of the LDC requirements to allow a 22' wide travel aisle in the parking area. The LDC requires a minimum of 24' wide travel aisle in parking areas for two-way traffic. We defer to the City Planning staff and DRB for additional discussion on this waiver request.

This is the same waiver we requested for the previously approved project. We are requesting this again for the same reasons as previously approved.

2. On sheet C-2.01, the Bike Rack Detail should be revised to provide a minimum of 36" between racks per the LDC, instead of 30" as currently shown.

Adjusted.

1. The Site Plan includes a note for the eastern infiltration basin stating *“Basin areas will also double as SNOW STORAGE areas.”*. The note for the western infiltration basin includes the statement to *“Minimize SNOW STORAGE within the basins to the extent practical.”* Note #6 of the Grass Swale & Infiltration Basin Cross Section detail on Sheet C-2.03 also includes a similar statement to *“Minimize storing snow during the winter months in the infiltration basin to the extent practical.”* As snow should not be stored in stormwater best management practices, the note for the eastern infiltration basin should, at a minimum, be revised to include the statement to *“Minimize snow storage within the basins to the extent practical.”*

Adjusted.

2. The applicant stated that the *“Stormwater Analysis Remains the same from the conceptual submission. We did not reattach that analysis to this submission. However, let me know if the material is needed again.”* We do not see a need to resubmit the drainage computations if they have not changed. However, the City requests a copy of the HydroCAD file for the project, as the City utilizes this information to demonstrate compliance with the City’s MS4 permit.

Miss understood the comment. All the stormwater information including HydroCAD computations were sent in with the Conceptual Plan Application for this updated project. The City should have everything they need. However, if anything more is needed please let the project know.

1. On sheet C-1.00, there is a note stating *“All existing water services shall be abandoned by disconnecting the existing service from the curb stop and closing the existing corporation stop at the water main. This work shall be witnessed by an authorized representative of the City with a minimum 48 hour notice.”* This note should be revised to require the existing service to be disconnected from the **corporation** stop in addition to closing the corporation stop and the water main.

Adjusted.

2. On sheet C-2.01, Typical Gate Valve detail note #5 states to *“Check with the municipality for opening and closing rotations and minimum working pressure.”* This note should be revised to reflect the LDC requirements for a minimum working pressure of 200 psi and “open left” rotation for gate valves.

Adjusted.

1. On sheet C-2.00, Sanitary Sewer note #1 of the Water & Sewer Construction Notes should be revised to reference the 11/06/2023 version of the Environmental Protection Rules, instead of the 04/12/2019 version as currently shown.

Adjusted.

2. On sheet C-2.00, Sanitary Sewer note #2 of the Water & Sewer Construction Notes states *“Test procedures and pressure shall be determined jointly by the local approval agency and the*

*engineer.*” This note should be revised to reference LDC Section 115.D.6 for test procedures and pressure for vacuum testing of sanitary manholes.

Adjusted.

3. On sheet C-2.03, the Sanitary Trench Detail should be revised to revise the minimum cover dimension note to refer to sewer lines instead of water lines as currently shown.

Adjusted.

4. On sheet C-2.03, Sanitary Mains Notes #5 should be revised to reference the 11/06/2023 version of the Environmental Protection Rules, instead of the 04/12/2019 version as currently shown.

Adjusted.

5. On sheet C-2.03, the Storm/Sanitary Sewer Cleanout Detail should be revised to require a watertight threaded cap inside the valve box; an open vertical pipe is not acceptable.

Adjusted.

1. The plans should be revised to include a note requiring the contractor to remove any erosion control blanket/matting installed in the City right-of-way upon vegetation establishment.

Adjusted.

1. The applicant has stated that *“the project is reusing the existing lighting plan, again we understand the building has changed but the available space for lighting remains the same and the lights would mirror for the new layout. The project is proposing the same type and amount of lighting.”* We recommend that the applicant revise and resubmit the lighting plan to reflect the current proposal.

Landscaping and Lighting plan revisions were sent to the City on 5/28/24.

2. The site plan should be revised to depict the locations of proposed light fixtures.

Shown on Civil site plan as well.



**Included Materials:**

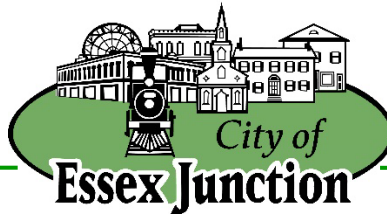
- Revised Civil Plan Set (sent to City 5/29/23)
- Overall Project Cost Estimate (sent to City 5/28/23)
- Updated Lighting plan (sent to City 5/28/23)
- Updated Lighting Details (sent to City 5/28/23)
- Updated Landscape Plan (sent to City 5/28/23)
- Updated Landscape Detail (sent to City 5/28/23)
- Updated Landscape Cost Estimate (sent to City 5/28/23)

Please let me know if there is anything more you need to evaluate this project. I would be happy to answer any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Dixon", written in a cursive style.

Greg Dixon, P.E.



June 6, 2024

Greg Dixon  
Krebs & Lansing Consulting Engineers  
164 Main Street, Suite 201  
Colchester VT 05446

Dear Mr. Dixon,

Thank you for submitting materials for the final site plan review of 227-229 Pearl Street. We have reviewed your application material and find that a few issues remain outstanding. All previous comments from the Community Development Department has been addressed, but some items remain from the City Engineer's review, attached in a separate letter. Please address the remaining items and submit digital and paper copies by June 12, 2024, in preparation for the June 20, 2024 Development Review Board hearing.

Please do not hesitate to reach out to city staff if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Yuen", is written over a light blue horizontal line.

Christopher Yuen  
Community Development Director  
City of Essex Junction

DONALD L. HAMLIN  
CONSULTING ENGINEERS, INC.  
ENGINEERS AND LAND SURVEYORS

Please reply to:

P.O. Box 9  
Essex Junction  
Vermont 05453

136 Pearl Street  
Essex Junction, Vermont

Tel. (802) 878-3956  
Fax (802) 878-2679  
www.dlhce.com

June 4, 2024

Mr. Chris Yuen  
City of Essex Junction  
2 Lincoln Street  
Essex Junction, Vermont 05452

Re: 227 Pearl Street  
Final Submittal #2

Dear Mr. Yuen:

We have reviewed the second submittal of plans and supporting information that we received electronically for the above referenced project. The plans reviewed as part of this submittal are presented below:

227 Pearl Street – Final Submittal #2			
Sheet #	Sheet Name	Dated	Last Revised
Prepared By: Krebs & Lansing			
C-0.00	Overall Property Plan, Existing Conditions	05/06/24	
C-1.00	Proposed Site Plan	05/06/24	05/29/24
C-1.01	Erosion Prevention and Sediment Control Plan	05/06/24	05/29/24
C-2.00	Details	05/06/24	05/29/24
C-2.01	Details	05/06/24	05/29/24
C-2.02	Details	05/06/24	05/29/24
C-2.03	Details	05/06/24	05/29/24
C-2.04	Details	05/06/24	05/29/24
C-2.05	Details	05/06/24	05/29/24
Prepared By: Daniel Goltzman Design & Development			
A101	Floor Plans	05/16/24	
A200	Elevations	05/16/24	
A500	3D Views	05/16/24	
Prepared By: T.J. Boyle Associates			
L1.0	Landscape Plan	05/28/24	
L1.1	Lighting Plan	05/28/24	
L2.1	Lighting Details	05/28/24	
L2.2	Lighting Details	05/28/24	

WATER SUPPLY & DISTRIBUTION  
STORMWATER MANAGEMENT  
CONTRACTOR SERVICES  
STREETS & HIGHWAYS

MUNICIPAL ASSISTANCE  
SITE DEVELOPMENT & SUBDIVISION  
RECREATION FACILITIES & SKI AREAS  
WASTEWATER COLLECTION & TREATMENT

AGRICULTURAL ENGINEERING  
PERMITTING ASSISTANCE  
RESIDENT ENGINEERING  
LAND SURVEYING

For our review, we utilized the most recent edition of the City of Essex Junction Land Development Code, dated June 14, 2023, hereinafter referred to as the "LDC". For convenience, we have presented the previous review comments from our May 23, 2024 comment letter with the original number and text in plain text, followed by action taken by the applicant or further comments regarding the items from the previous letter in bold text. At the end of this letter are Additional Comments based on our review of newly submitted information. The comments presented in this letter represent a compilation of comments from our office and the City of Essex Junction Public Works Department.

#### General

- 1) The applicant has submitted a letter to the Water Quality Superintendent requesting additional sewer and water allocations for this project from the City. The total sewer and water allocations for this project will be 6,860 gallons per day and 8,260 gallons per day respectively, an increase of 5,390 gpd and 6,300 gpd over the existing 1,470 gpd and 1,960 gpd for sewer and water.
  - ✓ **No response necessary. This comment was intended to document the previously existing flows, proposed increases, and final total flows allocated for both water and sewer for this project.**
- 2) We recommend a condition of approval of this project requiring the submission of record drawings for site utilities to the City of Essex Junction upon completion of construction, in both AutoCAD and PDF format. The City would also like to request this information be provided in shapefile format in Vermont State Plane US Survey Feet, NAD83(2011).
  - **Notes have been added to Sheet C-2.02 in response to this comment to require the contractor to provide "a complete utility record drawing in AutoCAD and PDF format". Accordingly, we recommend a condition of approval requiring the submission of record drawings for site utilities to the City of Essex Junction upon completion of construction, in both AutoCAD and PDF format, in Vermont State Plane US Survey Feet, NAD83(2011).**
- 3) The applicant has indicated that *"the project is reusing the existing landscaping plan, we understand the building has changed but the available space for landscaping remains the same and the plantings would mirror for the new layout. The project is proposing the same amount of landscaping and costs."* The applicant should revise and resubmit the landscaping plans to reflect the current proposal.
  - ✓ **The applicant has submitted revised landscaping plans. Please see the Additional Comments section at the end of this letter for comments pertaining to the revised landscaping plans.**
- 4) The plans include notes on Sheet C-2.00, C-2.01, and C-2.02 stating *"All sewer, water, and storm drainage utilities installed on the project side to be observed by an authorized representative of the City of Essex Junction prior to backfilling the utility being installed."* This note should be revised to state *"...on the project site [emphasis added] to be observed by ..."*.
  - ✓ **This comment has been addressed.**
- 5) On sheet C-2.00, Additional Notes and Testing Requirements note #2 should be revised to reference the 11/06/2023 version of the Environmental Protection Rules, instead of the 04/12/2019 version as currently shown.
  - ✓ **This comment has been addressed.**
- 6) On sheet C-2.00, Additional Notes and Testing Requirements note #6 and note #7 of the Water & Sewer Construction Notes should be revised to require 48 hours advance notification to the City of Essex Junction instead of 24 hours as currently shown.
  - ✓ **This comment has been addressed.**

- 7) We recommend a condition of approval that the location of the fire department connection and KnoxBox for the proposed building be approved by the City of Essex Junction Fire Department.
- **The applicant has accepted this condition. Accordingly, we recommend a condition of approval that the location of the fire department connection and KnoxBox for the proposed building be approved by the City of Essex Junction Fire Department.**
- 8) The Site Plan depicts proposed temporary jersey barriers for temporary lane closures. The plan should be revised to increase the length of the merging taper per the MUTCD requirements.
- ✓ **This comment has been addressed.**
- 9) Sheet C-2.05 presents a temporary traffic control plan and related notes. Notwithstanding item #6 above, we find this plan acceptable. However, Flaggers and Uniformed Traffic Officers note #2 should be revised to require the contractor to provide the City of Essex Junction with copies of the flagger certifications, not the State of Vermont as currently written.
- ✓ **This comment has been addressed.**

#### Site Layout – Roadways, Drives, Parking, and Walkways

- 1) The applicant is seeking a waiver of the LDC requirements to allow a 22' wide travel aisle in the parking area. The LDC requires a minimum of 24' wide travel aisle in parking areas for two-way traffic. We defer to the City Planning staff and DRB for additional discussion on this waiver request.
- **Same comment.**
- 2) On sheet C-2.01, the Bike Rack Detail should be revised to provide a minimum of 36" between racks per the LDC, instead of 30" as currently shown.
- ✓ **This comment has been addressed.**

#### Grading & Drainage

- 1) The Site Plan includes a note for the eastern infiltration basin stating "*Basin areas will also double as SNOW STORAGE areas.*". The note for the western infiltration basin includes the statement to "*Minimize SNOW STORAGE within the basins to the extent practical.*" Note #6 of the Grass Swale & Infiltration Basin Cross Section detail on Sheet C-2.03 also includes a similar statement to "*Minimize storing snow during the winter months in the infiltration basin to the extent practical.*" As snow should not be stored in stormwater best management practices, the note for the eastern infiltration basin should, at a minimum, be revised to include the statement to "*Minimize snow storage within the basins to the extent practical.*"
- ✓ **This comment has been addressed.**
- 2) The applicant stated that the "*Stormwater Analysis Remains the same from the conceptual submission. We did not reattach that analysis to this submission. However, let me know if the material is needed again.*" We do not see a need to resubmit the drainage computations if they have not changed. However, the City requests a copy of the HydroCAD file for the project, as the City utilizes this information to demonstrate compliance with the City's MS4 permit.
- **The applicant indicated that "*All the stormwater information including HydroCAD computations were sent in with the Conceptual Plan Application for this updated project. The City should have everything they need. However, if anything more is needed please let the project know.*" The City is requesting a copy of the HydroCAD file for the project, not just the input/output reports. This will alleviate the need for the City to have to re-enter the information, thus increasing opportunities for error.**

Water

- 1) On sheet C-1.00, there is a note stating *"All existing water services shall be abandoned by disconnecting the existing service from the curb stop and closing the existing corporation stop at the water main. This work shall be witnessed by an authorized representative of the City with a minimum 48 hour notice."* This note should be revised to require the existing service to be disconnected from the **corporation** stop in addition to closing the corporation stop and the water main.

✓ **This comment has been addressed.**

- 2) On sheet C-2.01, Typical Gate Valve detail note #5 states to *"Check with the municipality for opening and closing rotations and minimum working pressure."* This note should be revised to reflect the LDC requirements for a minimum working pressure of 200 psi and "open left" rotation for gate valves.

✓ **This comment has been addressed.**

Sanitary Sewer

- 1) On sheet C-2.00, Sanitary Sewer note #1 of the Water & Sewer Construction Notes should be revised to reference the 11/06/2023 version of the Environmental Protection Rules, instead of the 04/12/2019 version as currently shown.

✓ **This comment has been addressed.**

- 2) On sheet C-2.00, Sanitary Sewer note #2 of the Water & Sewer Construction Notes states *"Test procedures and pressure shall be determined jointly by the local approval agency and the engineer."* This note should be revised to reference LDC Section 115.D.6 for test procedures and pressure for vacuum testing of sanitary manholes.

✓ **This comment has been addressed.**

- 3) On sheet C-2.03, the Sanitary Trench Detail should be revised to revise the minimum cover dimension note to refer to sewer lines instead of water lines as currently shown.

✓ **This comment has been addressed.**

- 4) On sheet C-2.03, Sanitary Mains Notes #5 should be revised to reference the 11/06/2023 version of the Environmental Protection Rules, instead of the 04/12/2019 version as currently shown.

✓ **This comment has been addressed.**

- 5) On sheet C-2.03, the Storm/Sanitary Sewer Cleanout Detail should be revised to require a watertight threaded cap inside the valve box; an open vertical pipe is not acceptable.

✓ **This comment has been addressed.**

Erosion Prevention and Sediment Control

- 1) The plans should be revised to include a note requiring the contractor to remove any erosion control blanket/matting installed in the City right-of-way upon vegetation establishment.

✓ **This comment has been addressed.**

Lighting

- 1) The applicant has stated that *"the project is reusing the existing lighting plan, again we understand the building has changed but the available space for lighting remains the same and the lights would mirror for the new layout."*

*The project is proposing the same type and amount of lighting.”* The applicant should revise and resubmit the lighting plan to reflect the current proposal.

✓ **The applicant has submitted revised lighting plans. Please see the Additional Comments section at the end of this letter for comments pertaining to the revised lighting plans.**

2) The site plan should be revised to depict the locations of proposed light fixtures.

✓ **This comment has been addressed.**

**Additional Comments**

1) The LDC requires a maximum mounting height of 15’ for light fixtures in the MF zoning districts. The parking lot light fixtures are shown at a mounting height of 16’. The applicant will need to request a waiver for the proposed 16’ mounting height or the plans revised to reflect a 15’ mounting height for new light fixtures.

2) Based on the Lighting Plan, there appears to be light spillover in excess of 0.2 footcandles onto the adjacent property to the east. Per the LDC requirements, *“lighting devices may not produce direct or reflected glare on adjoining properties or streets.”* The Lighting Plan should be revised accordingly.

3) The new sewer service for the proposed building is shown approximately 1.5 feet horizontally from a proposed tree. The plans should be revised to provide a minimum of 10 feet of horizontal clearance between sewer utilities and existing and/or proposed trees.

We have no further comments at this time. Please feel free to contact me if you have any questions or if we may be of further service.

Respectfully,



Jeffrey P. Kershner, P.E.  
President

Cc: Rick Jones  
Chelsea Mandigo  
Jim Kellogg

June 10, 2024

Chris Yuen  
Community Development Director  
City of Essex Junction  
2 Lincoln Street  
Essex Junction, VT 05452

Re: Sunderland Apartments - 227 Pearl Street Project – Proposed Residential Building

Dear Chris,

Below are detailed responses to each request from City Staff and the City's Engineer. Please let us know if there is anything more you need.

Engineers Questions:

2. Notes have been added to Sheet C-2.02 in response to this comment to require the contractor to provide *"a complete utility record drawing in AutoCAD and PDF format"*. Accordingly, we recommend a condition of approval requiring the submission of record drawings for site utilities to the City of Essex Junction upon completion of construction, in both AutoCAD and PDF format, in Vermont State Plane US Survey Feet, NAD83(2011).

[We are okay with this condition](#)

2. The applicant indicated that *"All the stormwater information including HydroCAD computations were sent in with the Conceptual Plan Application for this updated project. The City should have everything they need. However, if anything more is needed please let the project know."* The City is requesting a copy of the HydroCAD file for the project, not just the input/output reports. This will alleviate the need for the City to have to re-enter the information, thus increasing opportunities for error.

[We have attached the HydroCAD Model sent in on 6/10/24.](#)

1. The LDC requires a maximum mounting height of 15' for light fixtures in the MF zoning districts. The parking lot light fixtures are shown at a mounting height of 16'. The applicant will need to request a waiver for the proposed 16' mounting height or the plans revised to reflect a 15' mounting height for new light fixtures.

[The project will request a waiver from the Board to go to 16' because of the concrete base as we did with the original project submission.](#)



2. Based on the Lighting Plan, there appears to be light spillover in excess of 0.2 footcandles onto the adjacent property to the east. Per the LDC requirements, “*lighting devices may not produce direct or reflected glare on adjoining properties or streets.*” The Lighting Plan should be revised accordingly.

See updated lighting plan sent in on 6/10/24.

3. The new sewer service for the proposed building is shown approximately 1.5 feet horizontally from a proposed tree. The plans should be revised to provide a minimum of 10 feet of horizontal clearance between sewer utilities and existing and/or proposed trees.

The project has shifted the tree away from the utility to maintain 10 feet of clearance. See updated plans sent on 6/10/24.

**Included Materials:**

- Updated Lighting plan (sent to City 6/10/24)
- Updated Landscape Plan (sent to City 6/10/24)
- HydroCAD Model for Sunderland Apartments (sent to City 6/10/24)

Please let me know if there is anything more you need to evaluate this project. I would be happy to answer any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Dixon', with a stylized flourish extending to the right.

Greg Dixon, P.E.