

1. 2001-34

Development Application

SP# _____

Planned Development: Minor _____	Minimal _____	Major _____	
Conceptual _____	Preliminary _____	Final _____	Accessory Apartment: _____
Site Plan: Minor _____	Major _____	Conceptual _____	Final <input checked="" type="checkbox"/>
Subdivision: Sketch _____	Preliminary _____	Final _____	Variance: _____ Conditional Use: _____

Property description (address) for application 6 Franklin Street, Essex Jct., VT 05452

General Information

Applicant 222 Franklin, Inc. Day Phone# 879-0403

Address ~~25 Pinecrest Drive~~ 44 Park St., Essex Jct. VT

Owner of Record (attach affidavit if not applicant)

Name 222 Franklin, Inc. Day Phone# _____

Address ~~25 Pinecrest Drive~~ 44 Park St., Essex Jct. VT

Applicant's agents

Name Bryan Currier - O'Leary-Burke Civil Associates Day Phone# 082-878-9990

Address 13 Corporate Drive, Essex Jct., VT 05452

Property information

Zoning District MCU Current Use Apartments Tax Map# 21 Lot# 46, 47 Lot size sf 28.1 ac

Other Information

Street frontage (public or private) 275 feet Proposed number of stories & height 4 stories

Estimated completion date Spring 2017 Landscape cost ~~\$48,000 min.~~ \$32,874

Proposed Parking Spaces 651 Required spaces 653

Area of accessory apartment N/A s.f. Total area of existing dwelling 5,660 s.f.

Number of persons to occupy new unit 1-2 per unit (2 maximum)

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 436,907 plus proposed (sq ft.) 8,000 equals 444,907 total sq .ft. divided by 1,224,471 lot s.f. equals 36.3 percent lot coverage

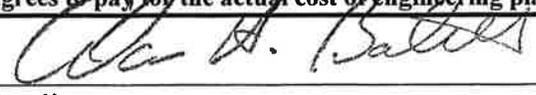
The proposed building and parking lot will increase the amount of impervious coverage by approx. 4,690 SF

Attach three (3) full size copies and eight (8) 18" x 24" copies of your proposal, supportive documentation required by the Code and the appropriate completed checklist thirty (30) 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) The project is located in the planned residential development 'Riverside in the Village'. The proposal is to remove buildings B, C and the residential portion of building G in order to construct a new 8,882 SF 40 1-bedroom apartment building and 29 additional parking spaces.

Describe all waiver requests (if applicable) _____

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 Trustees 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 Village Engineer.


Applicant

1/20/16
Date

Land Owner (if different)

Date

RECEIVED

Staff Action

JAN 21 2016

Date received Village of Essex Junction

Meeting date: 5/19/16

Commission /Board Action Approved _____ Denied _____ Date: _____

Other approvals /conditions _____

**** Fee based on s.f. of improved area per current Fee Schedule**

Staff Signature _____

Date _____

Fee Amount _____
** Residential
40 units
\$ 4,010.00

Fee Verified
PAID
JAN 21 2016
Village of Essex Junction



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

January 21, 2015

RECEIVED

JAN 21 2015

Robin Pierce
Community Development Director
Village of Essex Junction
2 Lincoln Street

Village of Essex Junction

RE: Riverside in the Village
Site Plan Application – Building B
6 Franklin Street, Essex Junction, VT

Dear Robin:

We are writing on behalf of 222 Franklin, Inc. c/o Al Bartlett to apply for site plan review of a proposed 8,882 SF apartment building in the residential planned unit development 'Riverside in the Village'. The proposed building will have 40 1-bedroom units and will be very similar to Building 1 at 48 Park Street constructed in 2012. The building will stand four stories tall. The site is located at 6 Franklin Street, Essex Jct. within the 28.1 acre 'Riverside in the Village' development (Tax Map 21, Lots 46,47) within the Mixed Commercial Use (MCU) zoning district.

In order to make room for the new building two of the original NECI apartment buildings need to be removed (Buildings B and C). The original buildings are constructed on concrete slabs and have had a variety of maintenance issues in the past. Buildings B and C currently hold ten 2-bedroom units. As part of the project, one 2-bedroom and two 1-bedroom apartments associated with Building G will be removed and replaced with parking spaces while the maintenance bays will remain. The project will result in a net increase of 27 units in the development. There are also three proposed parking lot expansions within the development that have already been approved by Act 250. These parking lots could add another 52 spaces to the development.

Water & Sewer

The proposed 8,882 SF building will have access to municipal water and sewer connections. The proposed building will have 40 1-bedroom units and will require 5,600 gpd of sewer allocation and 5,400 gpd of potable water allocation (140 gpd sewer allocation/unit and 135 gpd water allocation/unit). The current development is permitted for 60,209 gpd of sewer allocation and 67,770 gpd of water allocation based on the state permit WW-4-0953-7. The

project will take credit for the apartment units being removed which include eleven 2-bedroom units and two 1-bedroom units. These units have 2,590 gpd of sewer allocation and 3,240 gpd of water allocation. The new building will need 3,010 gpd of additional sewer allocation and 2,160 gpd of additional water allocation. This will increase the total allocation for the Riverside in the Village development to 63,219 gpd of sewer allocation and 69,930 gpd of water allocation. A revised state WW permit will be needed with additional Village allocation letters if approval is granted.

Traffic

The proposed 8,882 SF building will have an estimated 21 AM peak hour trips and 25 PM peak hour trips based on the ITE Trip Generation Manual (220 Apartment). Based on the most recent Act 250 amendment (4C1075-6) the development has 186 AM peak hour trips and 212 PM Peak hour trips. The existing 13 units to be removed contribute 7 AM peak hour trips and 9 PM peak hour trips to the development. Therefore the net increases in peak hour trips for the development are 14 AM trips and 16 PM trips. This will bring the proposed total development to 200 AM peak trips and 228 PM peak trips.

A traffic impact assessment was conducted in October 2014 by Lamoureux & Dickinson Consulting Engineers for the 9,286 SF building currently under construction at 40 Park Street. The report summarizes the levels of service for the Park St / Iroquois Ave / Franklin St intersections in the full buildout scenario for all currently approved buildings within the development. The results are in the table below:

Approach & Lane Group	2020 PM Peak Hour (DHV)			
	Riverside Approved Full Buildout (Only Approved Projects)			
	LOS	Delay	V/C	Max Q
Iroquois Ave EB LT/TH/RT	D	50	0.66	157'
Franklin St WB LT/TH/RT	C	28	0.26	54'
Park St NB LT/TH/RT	B	17	0.71	874'
Park St SB LT/TH/RT	B	11	0.46	463'
Overall	B	18		

Parking

The required parking space calculations for the 'Riverside in the Village' development are based on 1.5 spaces/1-bedroom unit, 2 spaces/2-bedroom unit, and 1 guest space/10 units. The proposed 40 1-bedroom units and the removal of 11 2-bedroom units and 2 1-bedroom units bring the total required spaces of the development to 653 spaces. The development has 555 constructed parking spaces, 28 approved spaces in the Village and Act 250 (not constructed), 52 approved spaces by Act 250 (not constructed), and 16 spaces that are being

proposed as part of this project. The development will have the capacity to bring the total amount of spaces to 651 spaces.

A parking count was completed in order to get a sense of when additional spaces may need to be added. The count was performed on a weekday twice between 5:45-6:45 AM when the parking lots would be at maximum use. The count revealed an average of 259 parked cars when 212 of the development units were occupied. The analysis shows 1.22 spaces per unit are necessary for this development based on the empirical data. In the full buildout and no vacancy scenario, including buildings under construction and the proposed 8,882 SF building the total unit count will be 366 total units. In this scenario the development should have an estimated 447 parking spaces based on the parking counts, 206 less spaces than required. In order to reduce the amount of impervious surface in the development, each proposed parking lot will be added as necessary.

Stormwater

The stormwater system for the proposed building is a grassed channel with an overflow device to treat the new impervious surfaces to the current stormwater standards. The overflow device will be connected to the existing storm system that discharges to the stream across Franklin Street. A portion of the proposed parking lot behind the mailbox shelter (11 spaces) will be treated using a similar stormwater system. The overflow device will connect back into the existing stormwater system. The remaining parking lots that have been approved by the Act 250 office and are being included as part of this project (see plan sheet 1). These parking lots are already covered under an individual state stormwater discharge permit. The permit was granted as an individual permit because site balancing techniques were used (4125-INDS).

Please find the following information attached

- 1) Residential Site Plan Review Fee: \$4,010
 - a. 40 units*100 per unit= \$4,000
 - b. \$10 recording fee
- 2) Eleven (11) sets of plans
 - a. Three (3) full size sets
 - b. Eight (8) 18x24 sets
- 3) Water and Sewer Allocation Calculations
- 4) Trip Generation Calculations
 - a. ITE Trip Generation Charts
- 5) Parking Calculations
- 6) Signed Planning and Zoning Application
- 7) Completed Site Plan Checklist
- 8) Landscaping Schedule/Budget
- 9) State Individual Stormwater Discharge Permit (4125-INDS)

If you have any question or need additional information, please let me know.

Sincerely,



Bryan Currier, PE



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

March 25, 2016

Robin Pierce
Community Development Director
Village of Essex Junction
2 Lincoln Street

RE: Riverside in the Village – Building B
Site Plan Application, Submittal #2

RECEIVED

MAR 25 2016

Village of Essex Junction

Dear Robin:

We received the Village of Essex Junction submittal #2 review letter from Donald L. Hamlin Consulting Engineers dated March 18, 2016. I have removed all of the comments that were deemed adequately addressed by the Village Engineer. The comments that required a response have been included below:

Roadways, Parking, Drives, and Walks

- 1) The application information refers to the proposed stormwater areas as “grassed channels”. Based on the site plans, they appear to be better characterized as small infiltration basins. However, the landscaping plans depict a variety of plantings in these areas and label them as “rain gardens”. The applicant should submit stormwater computations in support of the sizing of these proposed best management practices and demonstrating compliance with Section 713 of the LDC. The applicant should confirm the soils and infiltration rate in the locations of the proposed rain gardens.

This comment pertains to each of the proposed stormwater treatment areas associated with the new building and “Parking Site I” shown on Sheet #3.

- Specific to the proposed rain garden for the new Building B, the applicant indicated that the design infiltrates up to the 1-year design storm event, which provides up to 98% Phosphorus removal. Based on our review of the HydroCAD model submitted by the applicant, it appears as though the proposed rain garden discharges out of the overflow pipe during the one-year storm event. We also note that the overflow outlet pipe was modeled as an 8” vertical orifice instead of an 8” horizontal orifice per the Swale Outflow Device detail. The applicant should provide clarification regarding the modeling of the rain garden and the corresponding results.

The HydroCAD model has been revised to show the 8” overflow orifice in the horizontal plane. The HydroCAD model shows 89.5% of the 1-year storm will be infiltrated on-site so the phosphorus removal of the system is 96.5%. This assumes there is a linear relationship between 90% phosphorus removal of infiltrating the WQv storm and 98% removal of infiltrating the 1-year storm. The revised HydroCAD model has been included for your review.

Sewer

- 1) On Sheet #8, the General Sewer Specifications Construction Methods note B should be revised to require compacted bedding material to be installed 6" above the top of the pipe for the full width of the excavated trench.
 - This comment has not been addressed. The second paragraph of Note B says "...to a height equal to one-half the pipe diameter..." The plans should be revised in response to this comment above.

SH 8 – Sewer Details has been revised so the second paragraph of note B states, "the bedding material shall be placed and compacted on each side of the pipe to a height of 6" above the top of the pipe and for the full width of the excavated trench..."

Lighting

- 1) A lighting plan(s) will be required for all new parking areas not already approved by the Village of Essex Junction. In addition to depicting the locations and specifications of existing and proposed light fixtures, the lighting plan(s) should include a numerical grid of illumination levels for the associated roadway, parking, drive, and walk areas; with appropriate lighting statistics presented as well.
 - The plans have been revised to include proposed lighting for the new parking areas. While we find the proposed lighting generally acceptable, we offer two minor suggestions for the applicant's consideration for enhancing the lighting in these areas. For Parking Site III, the light levels drop-off at the very north end of the parking. Perhaps the new northernmost light fixture could be slid to the north slightly to maintain a minimum of 0.2 footcandles in the parking area. For Parking Site IV, similar to above, the light levels drop-off on the southern end of the lighting plan. Perhaps the new southernmost light fixture could be slide to the south slightly; we also note that the existing light fixture on the corner does not appear to be included in the model.

Please see SH 11 – Parking Area Lighting Plan III-IV that has been revised in accordance with the recommendations made by the Village Engineer.

Erosion Control

- 1) On Sheet #9, Erosion Control Specifications note 3 should be revised to require seeding and mulching within 48 hours of reaching final grade; not within five days as currently shown.
 - This comment has not been addressed. The second sentence of note 3 continues to reference five days instead of 48 hours. The plans should be revised in response to this comment above.

SH 9 – Erosion Control Details has been revised so the second sentence of note 3 reads, "Topsoil shall be placed, be seeded and mulched within 48 hours after achieving final grade."

Please find the following information attached

1. SH 8 – Sewer Details dated 12-15-15; revised 3-25-16
2. SH 9 – Erosion Control Details dated 12-15-15; revised 3-25-16
3. SH 11 – Parking Area Lighting Plan III-IV dated 2-24-16, revised 3-25-16

If you have any question or need additional information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Currier". The signature is fluid and cursive, with the first name "Bryan" and last name "Currier" clearly distinguishable.

Bryan Currier, PE