



October 23, 2019

Mr. Robin Pierce
Village of Essex Junction
2 Lincoln Street
Essex Junction, Vermont 05452

Re: 11 Park Street, LLC
9&11 Park Street

Dear Robin:

We are writing on behalf of 11 Park Street, LLC to request Final Approval for the above referenced project. We have reviewed the Comments presented by Donald L. Hamlin Consulting Engineers, Inc. dated June 3, 2019, and offer the following responses;

General:

1) The plans should be revised to depict the limits of disturbance and restoration within the Village right-of-way along Park Street for the access drive closures, new curb and sidewalk, and utility connections.

The limits are now shown on Sheet 2.

2) The plans should be revised to depict the limits of disturbance and restoration within the Village right-of-way along Park Terrace for the new access drive, new curb and sidewalk, and utility connections.

The limits are now shown on Sheet 2.

3) The applicant should provide confirmation that appropriate utility and access easements exist between the Handy's Hotels & Rentals, LLC property and the 11 Park Street, LLC property. The applicant should provide copies of this documentation to the Village.

A copy of the Deed recorded in Vol. 1008, pages 311-313 from Handy's Hotels and Rentals to 11 Park Street LLC. is attached. The 30' wide Access and Utility easement, the 20' wide watermain easement and the 10' wide sewer easement are reserved by the grantor in that deed. (Attachment A). The details of the proposed easements will be worked out following the successful approval of the project.

4) The plans should be revised to depict the limits of disturbance for the project construction and the locations of construction demarcation fencing. The new access drive and curbing is very close to the property line for the Naef property and for the 15 Park Street, LLC property. All work must be confined to the project site, unless appropriate easements (temporary or permanent) are obtained and confirmed with the Village.

Project Demarcation fence is now called for on Sheet #2 along the Naef property line and the 15 Park Street, LLC. property line.

5) The applicant should provide a snow management plan detailing how snow storage and removal will be handled at the site. The plans should depict locations of proposed snow storage.

Snow storage areas are now shown on Sheet #4. Snow will be removed by machinery on an as needed basis.

6) The applicant will be required to request and obtain water and sewer allocation approvals from the Village for this project.

A copy of the September 11, 2019 allocation letter from Teresa Hass to Ernestine Chevrier is attached (Attachment B)

7) We recommend a condition of any approval of this project to require the submission of record drawings for site utilities to the Village of Essex Junction upon completion of construction, in both AutoCAD and PDF format. The Village would also like to request this information be provided in shapefile format in Vermont State Plane Meters, NAD83.

While we are certainly willing to provide the record drawings, unless this is being required of all new commercial developments, we question the fairness of this.

Site Layout – Roadways, Drives, and Walkways

1) The access drive from Park Terrace appears to have 5 foot corner radii. The plans should be revised to increase these radii to a minimum of 15 feet, per the LDC.

The curb for a right turn out of the drive now has a radius of 20' as requested. While the curb radius for a left turn out is only 5', the effective radius for a left turning vehicle is greater than 20'. Since Park Terrace is one way heading toward School Street from this project up the hill, there should be no entering vehicles from that direction.

2) The plans depict new retaining walls and stairs extending into the Village of Essex Junction right-of-way.

We recommend this be reviewed with the Village staff and Planning Commission to confirm ownership and maintenance responsibilities for this infrastructure.

No response needed

3) The applicant should confirm that a minimum of 5 feet of horizontal clearance will be provided along sidewalks located in the Village right-of-way between any obstructions; to accommodate Village snow removal equipment, etc.

The plans have been prepared with this requirement in mind.

4) The plans should be revised to provide a new stop sign and stop bar along Park Terrace at its intersection with Park Street.

The sign is shown as being removed and reset on Sheet 1. The extension of the existing stop bar is shown on Sheet #2.

5) The plans should be revised to provide a new striped crosswalk across Park Terrace at its intersection with Park Street.

The extension of the existing crosswalk is shown on Sheet #2.

6) The plans depict separate ramps providing access to the upper level of the parking deck and to the lower level below grade parking. These ramps begin/end right at the edge of the access drive. While no grading is shown for the ramps or elevation views of the structure at these ramps, we are concerned with intervisibility of vehicles exiting these ramps and traveling along the access drive. We recommend that the applicant provide additional information addressing these concerns.

The traffic circulation patterns are shown on Sheet #4. It is our opinion that traffic will act like it does in any other parking garage. The presence of stop signs at the top of the ramp up from the garage and at the bottom of the ramp down from the deck should minimize conflicts.

7) The plans depict a new sidewalk along the south side of Park Terrace that is located partially in the Village right-of-way and partially on the project site. An easement should be provided to the Village for access and maintenance of this new sidewalk.

The details of this document will be worked out following the successful approval of the project.

8) In consideration of the extent of disruption to Park Terrace necessary for this project construction, the plans should be revised to require the patching, milling/leveling, and repaving of Park Terrace for its full width from Park Street and extending to the limit of disturbance west of the new project access drive.

This work is shown on Sheet #2, and includes the proposed widening along the north side of the impacted portion of Park Terrace.

9) The plans should be revised to provide an analysis of the parking needs of the proposed uses included as part of this project.

Copies of this analysis are attached (Attachment C).

10) On Sheet 2, the plans depict a ramp up to the 2nd level north of the ramp down to the below grade parking. Sheet 3 depicts the ramps reversed; i.e. ramp down to the below grade parking north of the ramp up to the 2nd level. The plans should be revised to resolve this conflicting information.

The plans have been revised accordingly.

11) The plans should be revised to provide "One Way" signs and "Do Not Enter" signs at appropriate locations for the surface parking to alert users of the one-way parking circulation.

These signs are now shown on Sheet #4.

12) The applicant should provide information depicting the layout of the parking for the below grade parking and on the upper levels of the parking deck. The applicant should confirm that the number of accessible parking spaces proposed complies with the current ADA Standards.

See Sheet #4 for this information

13) On Sheet 5, the Sidewalk Ramps detail shows a 5'-6" minimum width for the sidewalk ramp. The Accessible Parking Space Detail on Sheet 5 shows a 5' minimum width. The plans should be revised to resolve this conflicting information.

The plans have been revised accordingly.

14) On Sheet 4, the New Concrete Curb and Park Street/Park Terrace Pavement Replacement Detail, Typical Concrete Curb detail, and Parking Area Detail with Curb and Sidewalk detail should be revised to reflect the following requirements for sidewalk and curb inside the Village right-of-way:

- a) Concrete curb and sidewalk shall be constructed using Class A (4,000 psi) concrete.
- b) The sidewalk shall have no reinforcement (no rebar or wire mesh).

- c) Concrete sidewalk shall be 4" thick (6" thick at driveways) with a 6" gravel subbase (12" gravel base at driveways).
- d) Sidewalk shall be cast in 100' sections with no expansion joints. Connection to existing sidewalk and between 100 foot sections shall be accomplished with steel dowels, spaced 12" on center.
- e) Sidewalk adjacent to curb shall be separated by 4 mil polyethylene.
- f) Sidewalk joints shall be saw cut at 5' intervals to 1/3 the sidewalk depth. Struck transverse false joints shall not be utilized.
- g) All sidewalks shall be treated with Certi-Vex AC 1315, per the manufacturer's instructions.
- h) All curb radii less than 200' shall be formed using flexible forms.
- i) Curb reveal shall be 7", 1" maximum at driveways, and ¼" maximum at accessible ramps.
- J) Curbing shall be constructed in 10' sections with 1/8" joints between sections.

The plans have been revised accordingly.

Grading & Drainage

- 1) The applicant should provide complete drainage computations in support of the project, as well as the development on the Handy's Hotels and Rentals, LLC property. The proposed project is eliminating the subsurface stormwater treatment and control system that was designed and approved as part of the recent project on the Handy's Hotels and Rentals, LLC property.

The appropriate stormwater calculations are attached (Attachment D).

- 2) In consideration of the MS4 requirements applicable to the Village of Essex Junction, applicants are encouraged to provide on-site treatment and control of stormwater runoff to the maximum extent practicable, thereby decreasing the potential for additional improvements being required by the Village in the future as part of the MS4 permit and Flow Restoration Planning requirements.

See the response above.

- 3) The project lists roof drains and foundation drains as "designed by others". The project plans should be revised to provide appropriate information for these utilities, to include the size, material, and slope at a minimum.

The plans have been revised accordingly.

- 4) The plans depict the proposed foundation drains being connected to existing DMH5 located along the west side of Park Street. The plans should be revised to include a detail of the

connection to this structure using a new core and boot to provide a watertight connection. If the condition of this existing structure is such that a watertight, booted connection cannot be provided, this structure will need to be replaced with a new precast concrete drain manhole structure.

The detail is shown on Sheet #8.

5) The project depicts a below grade parking facility. The applicant should provide information regarding the drainage infrastructure to accommodate any stormwater runoff and snow-melt from vehicles in this area.

The details are shown on Sheet #6.

6) The plans depict new drainage piping and structures along Park Terrace that will collect stormwater runoff from Park Terrace and convey it to the existing catch basin in the southwest corner of the Park Terrace/Park Street intersection. In addition, the proposed on-site stormwater system is connected to this new piping, presumably as an overflow. As portions of this piping and structures are located on the project site, the Village will require an easement for access onto the project site for operation and maintenance of this infrastructure.

The details of this document will be worked out following approval of the project.

7) The plans should be revised to include inspection and maintenance procedures and reporting requirements for the stormwater management system, including all structures and the subsurface infiltration system.

See the note on Sheet #9.

8) The applicant should be required to submit copies of the stormwater system annual inspection reports to the Village of Essex Junction as a condition of approval.

No response needed.

9) On Sheet 4, General Construction Specifications note #9 should be revised to also include notification for work involving stormwater infrastructure elements.

The note has been revised.

10) Regarding the Typical Storm Trench on Sheet 5:

a) There is a note referring to "sanitary sewer" insulation thickness and minimum cover. The contents of this note conflict with the insulation thickness and minimum cover requirements depicted on the Sewer Trench Detail also on Sheet 5. The plans should be revised to resolve

this conflicting information. We find the requirements shown on the Sewer Trench Detail acceptable.

The note has been revised.

b) The pipe bedding material should be extended a minimum of 6" above the top of the pipe.

The detail has been revised.

c) This detail should be revised to include specific compaction requirements.

The detail has been revised.

11) The plans should be revised to include typical details for the proposed retaining wall(s). The applicant should confirm that the proposed retaining wall(s) can be constructed without disturbance or impacts to the adjacent property; or provide appropriate easements.

The limits of the existing retaining wall along the 15 Park Street property are shown, as well as the proposed extension of that wall are shown on Sheet #1.

12) We recommend that an inspection port be provided at each end of each row and in the middle of each row of the subsurface stormwater infiltration system.

These ports are not required, or recommended by the manufacturer of the storm chambers.

13) It is unclear whether the off-site areas to the west of the project site have been included in the drainage computations. Based on our review of the plans, it appears as though at least portions of off-site areas to the west will flow onto the project site and into the proposed drainage system. The applicant should address this matter in the drainage computations requested in Grading & Drainage item #1 above.

As noted above, the appropriate stormwater calculations are attached.

Water

1) The proposed project includes the relocation of a portion of the existing private waterline extending from Park Terrace to the Handy's Hotels & Rentals, LLC property. Although this is a private waterline, the Village will need a 20' easement, centered on the pipe, along the relocated portion of the waterline. In addition, this work will need to be observed by an authorized representative of the Village of Essex Junction; after 48 hours advance notice of the need for this inspection.

Since this was not a requirement for the Handy project, we do not believe that an easement is warranted. The observation note has been added to Sheet # 7.

2) The project includes the removal of an existing hydrant along the south side of Park Terrace (approximately 16 feet west of Park Street) and the installation of a new hydrant along the south side of Park Terrace (approximately 140 feet west of Park Street). We recommend that the removal of the existing hydrant and location of the new hydrant be reviewed and approved by the Essex Junction Fire Department. In addition, we recommend a condition of any approval to require the applicant to provide a copy of a State Permit to Construct for the installation of this new hydrant prior to the start of construction.

The review of the replacement will take place during the municipal project review process. We have included a copy of an e-mail from Tim Raymond, Chief of the Operations, Engineering and Capacity Development Programs stating that relocation of the Hydrant will not require a State Permit to Construct (Attachment E).

3) The plans should be revised to include a new hydrant valve on the hydrant lead pipe for the new hydrant.

The new valve is shown on Sheet #2.

4) The plans should be revised to provide an easement to the Village of Essex Junction for access to the new hydrant along Park Terrace.

The details of this document will be worked out following the successful approval of the project.

5) The plans should be revised to include details for a new wet tap of the existing water main along Park Terrace for both the new water service and the new hydrant. Please note that a ductile iron tapping sleeve is required; stainless steel tapping sleeves are not allowed.

Plan Sheet #2 calls for a new tapping sleeve and valve, and the appropriate detail has been added to Sheet #7

6) On Sheet 5, the Typical Water Trench Detail should be revised to include the specific compaction requirements.

The detail has been revised.

7) On Sheet 5, the Gate Valve Detail should be revised to provide a concrete thrust block beneath the valve, in lieu of crushed stone.

The detail has been revised.

- 8) The plans should be revised to identify the size of the existing water main on Park Terrace.

The line is labeled on Sheet #1.

- 9) The applicant should provide computations for the anticipated available fire flow for the proposed hydrant.

The Computations are attached (ATTACHMENT F).

Sanitary Sewer

- 1) The plans should be revised to identify the size of the existing sewer main on Park Terrace.

The line is labeled on Sheet #1.

- 2) The plans should be revised to include a detail for the connection of the new sewer service to the existing sewer main on Park Terrace.

A detail has been added to Sheet #7

- 3) As the proposed project is proposed to include a restaurant, the plans should be revised to include a grease trap prior to discharge to the municipal sewer main.

The project is not proposed to include a restaurant, so a grease trap is not warranted.

- 4) The plans depict the new sanitary sewer service in close proximity to an existing gate valve for the water main along Park Terrace. The plans should be revised to provide additional clearance to this valve; 10 feet is preferred.

The 10' dimension is now shown on Sheet #2.

Erosion Prevention and Sediment Control

- 1) The plans should be revised to include erosion prevention and sediment control measures and details to be implemented during the project construction.

See Sheet #5.

- 2) The plans should be revised to include a requirement for sweeping and/or cleaning of roadways of any and all sediment, stones, etc.; not just for dust control but also to protect storm drainage system components.

The note is on Sheet #5.

3) The plans should be revised to include a requirement for cleaning of catch basin sumps when they are greater than 50% full during construction; and upon completion of construction. This includes catch basins and drainage manholes located in Park Terrace and Park Street up to and including the next downstream structure accepting/receiving flow from the project site.

The note is on Sheet #5.

4) The applicant should be required to submit copies of weekly erosion prevention and sediment control inspection reports to the Village of Essex Junction as a condition of approval.

No response required

Lighting

1) The applicant acknowledged the need for lighting information and indicated that this would be submitted "at Final Site Plan Review". Please note that in addition to depicting the locations and specifications for proposed lighting, the lighting information should include a numerical grid of illumination levels throughout the parking, drive, and walk areas on the project site; with appropriate lighting statistics presented as well. The lighting plan should include proposed lighting for the upper level of the parking deck.

See Sheet #10

2) We note the close proximity between the access drive and the Naef property and the 15 Park Street, LLC property. The LDC prohibits light spill onto adjacent properties. The applicant will need to address potential light spill onto adjacent properties and explore measures to reduce the impact of the proposed lighting on the adjacent properties as necessary.

See Sheet #10

3) Although not in the current LDC, we recommend new light fixtures be LED fixtures with a maximum CCT of 4300K.

See Sheet #10 for the lighting fixture types, and ATTACHMENT G for the lighting cut sheets.

Traffic

1) The applicant indicated that the "Contractor shall prepare and follow a traffic control plan approved by the Village a minimum of one week prior to starting construction. Adequate notification shall be provided to the Essex Police, Fire and Rescu [sic] agencies, and Village Public Works Department prior to any road closures. Detour signage shall be provided in accordance with VTrans standards and the above referenced traffic control plan."

While we find this generally acceptable, the traffic control plan should incorporate and address the following requirements:

- Two-way traffic should be maintained on Park Street at all times.
- Traffic control must not impact operation of the Five Corners intersection.
- Temporary traffic control plans and details should include designated locations of advance warning signs, locations and signing of pedestrian closures and detours, etc.

See Sheet #4 for the appropriate note.

2) The applicant provided trip generation for the proposed building uses. The applicant should also provide trip generation information for the existing uses on the project site, in order to determine the increase in trip generation as a result of this project.

A Technical Memorandum outlining the additional trip generation is attached (ATTACHMENT H).

3) While we remain concerned about the potential impacts this project will have on this section of Park Street and Park Terrace, we recognize the urban nature of this area and the existing traffic operation. We also note that several modifications to the traffic flow, roadways, and intersections in this vicinity will be forthcoming with the anticipated construction of the Crescent Connector and associated changes to the Five Corners intersection. Without detailed analysis, it is unclear as to what impacts these modifications will have relative to this project. We recommend that the Village require the applicant to perform a follow-up traffic study within 6 months of 50% occupancy of the proposed building in order to confirm the trip generation rate and to determine if traffic improvements are necessary.

No response needed.

As required by the Development Application, we have enclosed the following for your review:

- Two (2) full size sets of plans;
- One (1) PDF copy of the plans;
- One copy each of the completed Development Application & the Plan Checklist.
- A check in the amount of \$5,715 (\$15 recording fee + \$100/unit x 48 units + \$.10/sf x 9,000 sf)

Please feel free to call our office with any questions.

Sincerely,

Doug Henson L.S.

c: Brett Grabowski, Milot Real Estate

10080311

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS

THAT, HANDY'S HOTELS & RENTALS, LLC, a Vermont limited liability company with principal place of business in Colchester in the County of Chittenden and State of Vermont, Grantor, in the consideration of TEN AND MORE DOLLARS paid to its full satisfaction by

11 PARK STREET, LLC, a Vermont limited liability company with principal place of business in Williston, in the County of Chittenden and State of Vermont, Grantee by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee,

11 PARK STREET, LLC, and its successors, and assigns forever, a certain piece of land, together with all improvements and buildings thereon and appurtenances thereto in Essex Junction in the County of Chittenden and State of Vermont, described as follows:

Being a portion of the land and premises conveyed to Handy's Hotels & Rentals, LLC by Warranty Deed of Park Street Holding Company, LLC dated June 3, 2014 and recorded in Volume 916, Page 668 of the Town of Essex Land Records and being more particularly described as follows:

Being the land and premises known and designated as 11 Park Street and 2 and 2A Park Terrace, Essex Junction, Vermont and shown as "Lot 1", containing 0.79 acres, more or less, on a plan entitled: "Handy Hotels & Rentals, LLC, 9 & 11Park Street, & 2 Park Street, Essex Junction, VT, Easement Plan" prepared by Lamoureux & Dickinson Consulting Engineers, Inc. dated December 14, 2018 and recorded as Map Slide 511A of the Town of Essex Land Records (hereinafter the "Plan"). For clarification Grantor is retaining Lot 2 shown on the Plan.

Reference is also made to "Plat of Boundary Line Adjustment Between 11 Park Street, 9 Park Street, and 2 Park Terrace, Handy's Hotels & Rentals, LLC" prepared by Button Professional Land Surveyors, PC, dated June 12, 2018 and recorded as Map Slide 509F of the Town of Essex Land Records.

The land and premises is subject to Wastewater System and Potable Water Supply Permit No. WW-4-5072 dated September 7, 2018 and recorded in Volume 1005, Page 428 of the Town of Essex Land Records, as amended from time to time.

Grantor, Handy's Hotels & Rentals, LLC hereby reserves for itself and its successors and assigns, the following permanent easements:

DAVID H. GREENBERG
ATTORNEY AT LAW
THE DANIEL KEAN HOUSE
70 S. WINGOOSH AVE.
P.O. BOX 201
DURLINGTON, VT
05402-0201
(802) 862-0165
dave@greenberg.com

ATTACHMENT A

10080312

(a) Access and Utility easements, including but not limited to those to Vermont Gas Systems, Inc. and to any electric service company or public utility, for the benefit of Lot 2 shown on the above Plan as "PROPOSED 30' WIDE ACCESS AND UTILITY EASEMENT TO LOT 2." In the event Grantee or its successors or assigns uses the easement for access and/or egress, the Grantor or its successors or assigns and the Grantee or its successors or assigns shall share equally the cost of maintaining, repairing or resurfacing the shared portion of such easement. Any such maintaining of the shared portion of such easement shall also include snow and ice removal.

(b) Waterline easement for the benefit of Lot 2 shown on the above Plan as "PROPOSED 20' WIDE WATERMAIN EASEMENT TO LOT 2."

(c) Sewer easement for the benefit of Lot 2 shown on the above Plan as "PROPOSED 10' WIDE SEWER EASEMENT TO LOT 2."

Notwithstanding, the foregoing three easements may be unilaterally relocated by Grantee to accommodate the Grantee's project on the Property, provided that the relocation work is performed by Grantee at its expense, and provided that the replacement easement or easements does not: (i) significantly lessen the utility of the easement; (ii) increase the burdens on the owner of the easement in its use and enjoyment; or (iii) frustrate the purpose for which the easement was created.

The land is subject to, and has the benefit of any applicable easements and rights of way of record.

Reference is hereby made to the above-mentioned instruments, plans, the records thereof, and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereof, unto the Grantee,

11 PARK STREET, LLC, and its successors, and assigns, to their own use and behoof forever;

and the Grantor,

HANDY'S HOTELS & RENTALS, LLC for itself and its successors and assigns, do covenant with the Grantee,

11 PARK STREET, LLC and its successors, and assigns, that until the enrolling of these presents, it is the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that it is FREE FROM EVERY ENCUMBRANCE except as stated above, and it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever.

DAVID H. GREENBERG
ATTORNEY AT LAW
111 DANIEL KERN HOUSE
70 S. WINDOOSKI AVE.
P. O. BOX 201
BURLINGTON, VT
05402-0201
(802) 862-8185
VH@DORCENBERG.COM

ATTACHMENT A

10080313

IN WITNESS WHEREOF, it hereunto sets its hand and seal this 7th day of February, A.D., 2019.

Handy's Hotels & Rentals, LLC

By: Gabriel Handy L.S.
Gabriel Handy, Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN SS:

At Burlington, this 7th day of February, A.D. 2019, personally appeared Gabriel Handy, duly authorized agent of Handy's Hotels & Rentals, LLC and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Handy's Hotels & Rentals, LLC.

Before me, [Signature]
Notary Public
Commission expires: 02/10/19

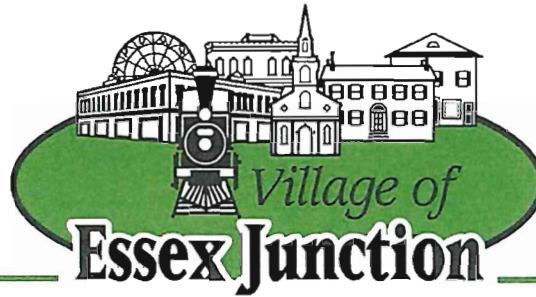
ACKNOWLEDGEMENT
Return Received (including Certificates and, if Required Act 250 Disclosure Statement) PTTR # 18-607
Signed Lenny Wellington, Asst. Clerk
Date February 13, 2019

Essex, Vermont Town Clerk's Office
February 13, 2019 at
1 o'clock 02 minutes PM
Received for record and recorded in
book 1008 on page 311-313
of Essex Land records
Attest: Lenny Wellington, Asst. Clerk
Town Clerk

AVID H. GREENBERG
ATTORNEY AT LAW
10 DANIEL KERN HOUSE
70 S. WINDOSKI AVE.
P. O. BOX 201
BURLINGTON, VT
05402-0201
(802) 862-8165
vid@greenberg.com

ATTACHMENT B

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



P: 802-878-6944
F: 802-878-6946
E: admin@essexjunction.org

September 11, 2019

Ernestine Chevrier
Environmental Commission
111 West Street
Essex Junction, VT 05452

Re: Water/Wastewater Allocation
9 & 11 Park Street WW-4-5072-1

Dear Ernestine:

Please be advised that the Village of Essex Junction has adequate water and sewer infrastructure and capacity to serve the proposed development at 9 & 11 Park Street, presently owned by 11 Park Street, LLC. The proposed project will consist of 48 one-bedroom studio apartments with 2 person/unit and 9,000 s.f. retail and office space. The water allocation approval is based on 48 units x 2 person/unit @ 70 gpd/person for a total allocation of 6,720 gpd; commercial space of 9,000 s.f. with 20 employees at 15 gpd/employee for a total allocation of 300 gpd. The water allocation approval is based on a total of 7,020 gpd per day minus (2) 2-bedroom residential units for a total of 4 bedrooms at 150 gallons per bedroom less 10% for low flow fixtures for a reduction (-540) gpd; 4 units with 1-bedroom for a total of 4 bedrooms @ 150 gallons per bedroom less 10% for low flow fixtures for a reduction of (-540) gpd; and a 45 seat restaurant @30 gpd/seat for less 10% for low flow for a reduction of (-1,215) gpd. The total requested increase of water allocation is 4,725 gallons per day.

The wastewater allocation approval is based on 48 units x 2 person/unit @ 70 gpd/person for a total allocation of 6,720 gpd; commercial space of 9,000 s.f. with 20 employees at 15 gpd/employee for a total allocation of 300 gpd. The wastewater allocation approval is based on a total of 7,020 gpd per day minus (2) 2-bedroom residential units for a total of 4 bedrooms x 2 person/unit x 2 person/bedroom/unit x 70 gpd/person for a reduction of (-420) 4 units with 1-bedroom x 2 person/unit x 70 gpd/person for a total reduction of (-560); and a 45 seat restaurant @30 gpd/seat for less 20% for low flow for a reduction of (-1,080) gpd. The total requested increase of wastewater allocation is 4,960 gallons per day.

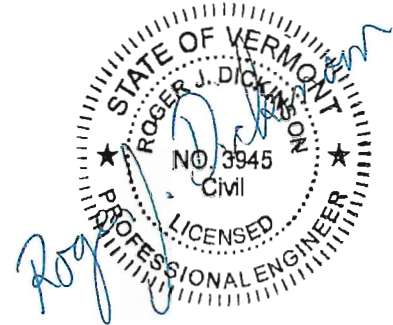
If you have any questions, I can be reached at 878-6950.

Sincerely,

Teresa Hass
Assistant Zoning Administrator

TECHNICAL MEMORANDUM

Project: 11 Park Street Redevelopment, Essex Junction
Date: September 27, 2019
From: Roger Dickinson, PE, PTOE
Subject: Parking Analysis



Introduction

11 Park Street, LLC proposes to redevelop the existing parcel at 9 and 11 Park Street in Essex Junction. The Project is located in the southwest corner of the Park Street and Park Terrace intersection.

This technical memorandum examines the anticipated parking demand associated with the proposed building on this site. The land-uses in the new building will include 9,000 sf of office/retail on the ground floor and 48 studio apartments on the upper floors. Although the building footprint is 9,830 sf, approximately 800 sf of the ground floor space consists of entrances providing elevator and stairway access to the residential units above.

The Project will provide 84 on-site parking spaces in a three-level parking structure integrated with the new building.

Land Development Code Parking Requirements

With the Project being located in the Village Center Zoning District, the Village’s Land Development Code (LDC) does not establish any minimum parking requirements. Instead it provides that the Planning Commission shall use the parking standards contained in the LDC as a guide to determine reasonable parking. Table 1 shows the LDC parking standards as applied to this Project and the resulting parking demand.

Table 1 - Land Development Code Parking Ratios

Land-Use	Size	Parking Ratio	Required # Spaces
Professional Office	4,500 sf*	3.5 / 1,000 sf	16
Retail Sales	4,500 sf*	2.5 / 1,000 sf	12
Subtotal - Commercial			28
Multi-Family Residential	48 units	2 per dwelling unit plus 1 guest space for each 10 units	101
Total # Parking Spaces			129

* 50/50 split of office/retail

Parking Generation 4th Ed. Parking Ratios

The LDC parking ratio for residential multi-family units is a generic ratio that does not account for the reduced size of the proposed studio apartments. Studio apartments by definition only provide one bed;

either in a shared single room (combined kitchen/living area/bed) or has a bed partially separated from the kitchen/living area. In either case, the maximum occupancy is two people per unit.

The Institute of Transportation Engineers (ITE) recently updated *Parking Generation*.¹ The proposed studio apartments fit into Land-Use Category #221 - Multi-Family Housing (Mid-Rise). Significantly for this Project, *Parking Generation* provides parking ratios based on the number of bedrooms in addition to the number of units. Table 2 shows the parking demand of this Project calculated using 85th percentile residential parking ratios from *Parking Generation* using both bedrooms and units.

Table 2 - *Parking Generation* Residential Parking Ratios

Land-Use	Size	General Urban/Suburban		Dense Mixed-Use Urban	
		Parking Ratio	# Spaces	Parking Ratio	# Spaces
Multi-Family (Mid-Rise)	48 bedrooms	0.87 / bdrm	42	0.71 / bdrm	34
Multi-Family (Mid-Rise)	48 units	1.47 / unit	71	1.27 / unit	61

General Urban/Suburban is the typical neighborhood character for ITE’s trip and parking generation data. The ITE, however, has added Dense Multi-Use Urban as a second area type in the most recent editions of *Trip Generation* and *Parking Generation*. Dense Multi-Use Urban is defined as being a fully developed area (or nearly so) with diverse and complementary land-uses, good pedestrian connectivity, and convenient and frequent transit. The Five Corners downtown area has those characteristics.

Examining the parking ratios shown in Table 2, it is our opinion that the parking ratio for the residential portion of this Project can be reasonably reduced to 1 space per unit (or 1 space per bedroom), including guest parking. Thus, the studio apartments require 48 spaces, which combined with the 27 spaces needed for the commercial uses on the ground floor, equals a total of 76 spaces.

Shared Parking Analysis

Parking demand for residential and commercial land-uses peak at different times. A shared parking analysis was performed to identify the resulting maximum parking demand on an hour-by-hour basis between 6 am and 10 pm. This analysis used the LDC professional office and general retail parking ratios. For the apartments, the above ratio of 1 space per unit was used. Weekday time-of-day factors for each land-use category were obtained from *Parking Generation*. The results of the shared parking analysis indicate a peak parking demand of 52 spaces occurring during the mid-day and late-afternoon time periods. A copy of the shared parking calculations is attached.

¹ *Parking Generation*, Institute of Transportation Engineers, 4th Edition (January 2019)

ATTACHMENT E

Nick Smith

From: Raymond, Tim <Tim.Raymond@vermont.gov>
Sent: Friday, August 23, 2019 9:58 AM
To: Nick Smith
Cc: Smart, Patrick
Subject: FW: 9 & 11 Park Street, Essex - Hydrant Relocation
Attachments: Hydrant Relocation Sketch.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nick,

This seems to be a minor issue. I have copied Pat Smart, P.E., Engineering Section Supervisor, so he can help you address this in Michelle's absence. A Construction permit will not be required if you can certify that the relocated hydrant meets minimum pressure and flow requirements pursuant to Appendix A Standards, Vermont Water Supply Rule, Chapter 21.

Regards,

Tim Raymond, Chief
Operations, Engineering and Capacity Development Programs
Public drinking water program
Drinking Water and Groundwater Protection Division
ANR, DEC – Montpelier, VT

(802) 371-7614

From: Nick Smith <Nick@ldengineering.com>
Sent: Thursday, August 8, 2019 3:12 PM
To: Raymond, Tim <Tim.Raymond@vermont.gov>
Subject: 9 & 11 Park Street, Essex - Hydrant Relocation

Hello Tim,

I emailed Michelle Jenks and it appears she is out of the office until mid-September, would you be able to help me with the following:

I'm working with a developer and the Village of Essex on a project located at 9 & 11 Park Street, in the Village of Essex, that will likely require the relocation of an existing hydrant on Park Terrace. The hydrant is located on an existing 8" watermain along Park Terrace and will be relocated approximately 140' to the west, on the same main. Hydraulically the 8" watermain is in a loop connection with Park Street, Park Terrace, School Street and Pearl Street. There is roughly 3' of elevation change between the two hydrant locations. Would a project of this nature require a Permit to Construct, or would it fall under the Village's operation and maintenance plan?

Thank you for your help,
Nick Smith
Lamoureux & Dickinson
14 Morse Drive
Essex, VT 05452
Tel: 802-878-4450

ATTACHMENT F

Application to Construct
Mixed-Use Building
9 & 11 Park Street

Design Criteria
August, 2019

1. Project Narrative:

The project involves a parcel located at 9 & 11 Park Street in the Town of Essex. This is a previously developed lot, which includes a number of apartment buildings and a restaurant, all of which is to be removed with this project. This project includes the construction of a new mixed-use building, with new access drive, parking garage, utilities and associated site work.

The project area is served by an existing 8" water main on Park Terrace. This application requests approval for a new hydrant assembly. There is currently a hydrant located on the 8" water main approximately 140' to the east of the proposed tapping location. This hydrant will be removed with this project, thus prompting the requirement for a new hydrant along Park Terrace.

2. Project Demands:

The estimated domestic demands (calculated in accordance with Part 2 Section 2.2.2) are:

The proposed water design flow is 7,020 GPD based upon the following:

Average Daily Demand:

48 one-bedroom studio apartments x units x 2 persons/unit x 70 GPD/person =	6,720 GPD
9,000 SF rental and office space with 20 employees x 15 GPD/employee =	<u>300 GPD</u>
Total =	7,020 GPD

Maximum Daily Demand:

Average Daily Demand X 2.0 peaking factor

$$(7,020 \text{ GPD} / 1440 \text{ minutes/day}) \times 2.0 = 9.75 \text{ GPM}$$

3. Proposed Fire Flow:

The required water supply for manual fire was calculated per NFPA 1142 Eq. 4.3.1:

Required Water Supply:

$$WS_{\min} = (VS_{\text{tot}} / \text{OHC}) \times \text{CC} \times 1.5$$

- Building volume $VS_{\text{tot}} = 450,000$ cf (estimated from architectural drawings)
- Occupancy hazard classification number (OHC) 7 (Apartments)
- Construction classification number (CC) = 1.5 (Type V)

$$WS_{\min} = 144,643 \text{ gallons}$$

ATTACHMENT F

Require Water Delivery Rate:

Per NFPA 1142 Table 4.6.1, the required water delivery rate for $WS_{min} \geq 20,000$ gallons equals 1,000 gpm.

Available Water Supply:

A fire flow test was performed at the fire hydrant #117 at the corner of Park Street and Park Terrace on May 23, 2018. The measured static water pressure at the corner of Park Street and Park Terrace was 70 psi. The results of the flow test observed a discharge of 1,220 gpm at a residual pressure of 60 psi. These results indicate that hydrant #117 has an available fire flow of 2,000 gpm at a residual pressure of 45 psi. A copy of the fire flow test results is enclosed.

Pressure/Head Loss

The new hydrant is located 140' along the existing 8" DI water main on Park Terrace, and is approximately 3 feet higher in elevation. Total pressure loss associated with the friction head loss, elevation head loss and fittings head loss totals of 1.88 psi (based on Hazen-Williams equation). Thus, yielding an available fire flow at the new hydrant of 2,000 gpm at a residual pressure of ± 43 psi. A copy of the calculated head losses is attached.

In summary, there is sufficient fire flow available from the new 8" water main to exceed NFPA 1142's 1,000 gpm minimum flow requirement for this project.

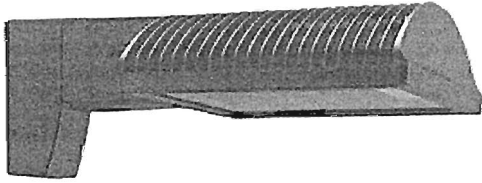
4. Proposed Water System Components:

6" CL52 DI pipe	=	16 LF
Hydrant Assembly (with gate valve)	=	1 EA
8" X 6" Tapping Sleeve	=	1 EA

ALED4T105NK

Project: Type:

Prepared By: Date:



Color: Black

Weight: 32.0 lbs

Driver Info

Type	Constant Current
120V	0.89A
208V	0.58A
240V	0.50A
277V	0.44A
Input Watts	108.10W
Efficiency	97%

LED Info

Watts	105.00W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	13,204
Efficacy	122.1 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

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

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

LED color temperature is warranted 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 C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

ALED4T105NK

semiCircular distribution with essentially the same
candlepower at lateral angles from 90° to 270°.

Technical Specifications (continued)

Electrical

THD:

7.6% at 120V, 16.0% at 277V

Power Factor:

99.6% at 120V, 94.5% at 277V

Surge Protection:

4kV

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 320W Metal Halide

Buy American Act Compliance:

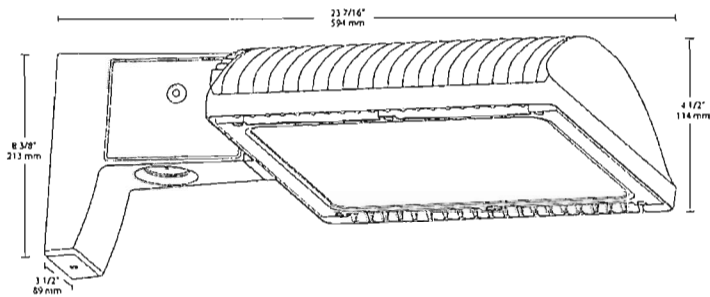
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G3

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

ALED4T105NK

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	105		N	K			
	4T = Type IV	50 = 50W 78 = 78W	Blank = Pole mount	N = 4000K (Neutral)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard
	3T = Type III	105 = 105W 125 = 125W	SF = Slipfitter	Y = 3000K (Warm)	RG = Roadway Gray	/480 = 480V	/LC = Lightcloud® Controller	USA = BAA Compliant
	2T = Type II	150 = 150W		Blank = 5000K (Cool)	W = White K = Black	/BL = Bi-Level /D10 = 0-10V Dimming	/PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS = Multi-Level Motion Sensor /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	

FEATURES & SPECIFICATIONS

INTENDED USE — For areas that require good vertical illumination and excellent glare control at low mounting heights. Ideal for open areas, retail spaces and aisles. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** [Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.](#)

Certain airborne contaminants may adversely affect the functioning of LEDs and other electronic components, depending on various factors such as concentrations of the contaminants, ventilation, and temperature at the end-user location. [Click here for a list of substances that may not be suitable for interaction with LEDs and other electronic components.](#)

CONSTRUCTION — One-piece 5VA rated fiberglass housing with integral perimeter channel utilizes continuous poured-in-place NEMA 4X gasket. Simple two-piece design consists of housing and optical assembly to streamline installation process. Polymeric latches positively attach to housing and keep from becoming a hindrance during install.

OPTICS — Injection-molded, acrylic lens (.080" thick), provides high impact-resistance comparable to 100% DR. F1 rated for outdoor use, lenses resist breaking, yellowing or becoming brittle over time. UV stabilized polycarbonate diffuser available (.080" thick) in clear or frosted for additional impact strength. Polycarbonate lens is recommend for lower mounting heights where vandal protection is desired.

ELECTRICAL — Tool-less one piece optical assembly combines LEDs and lens into one component. Optical assembly easily connects to housing with plug and play harness, eliminating time consuming wiring connections. High-efficiency drivers operate 120-480V offered with 0-10V dimming, allowing granular control when coupled with wireless networking controls. Luminaire Surge Protection Level: Designed to withstand up to 2.5kV/0.75kA per ANSI C82.77-5-2015.

L85 at 60,000 hours.

INSTALLATION — Two-piece design makes installations faster than ever by simplifying wiring connections. Power connection is easily accommodated through pre-drilled holes at each end, optional wet location fittings available for maximum flexibility.

Stainless steel (#316) surface spring-mounting brackets with bail wires standard (2 included) allow for ceiling, wall or suspended mount.

Swivel stem (provided by others) when pendant mounting. Factory installed junction box option accommodates up to 4X4 sized boxes and includes integrated gasket to maintain wet location listings.

Quick Mount Bracket (QMB) ships installed on fixture and is recommended for fastest surface mount installs, ideal for end to end installations or larger jobs.

LISTINGS — CSA Certified to UL and C-UL standards. F1 rating makes luminaire suitable for wet locations without covered ceilings. NEMA 4X rated. IP ratings: IP65 and IP66 rated. 1500 PSI hose-down. See page 3 for ambients.

NSF listed for Splash Zone II.

DesignLights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

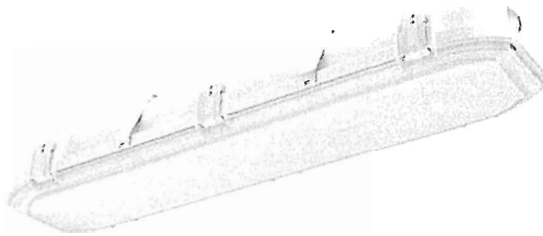
WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Catalog Number
Notes
Type

LED Enclosed and Gasketed

DMW2



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

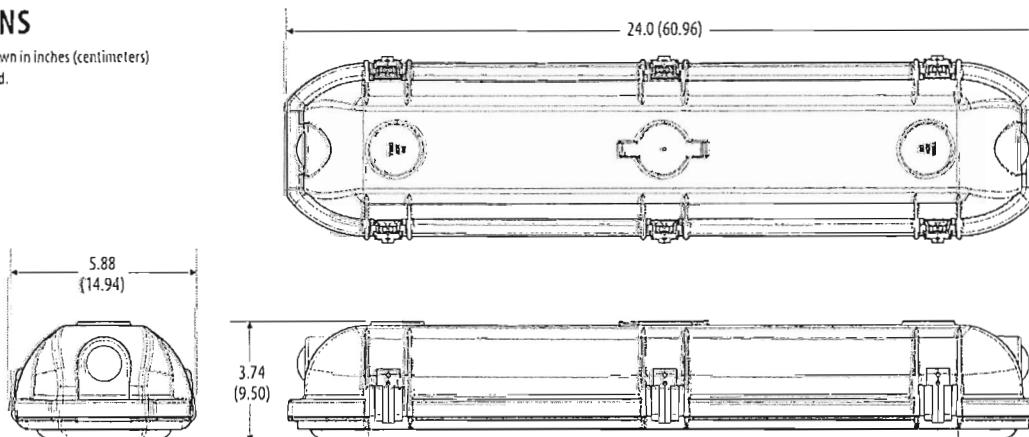
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight™ or XPoint™ Wireless control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

DIMENSIONS

All dimensions are shown in inches (centimeters) unless otherwise noted.



PHOTOMETRICS

Please see www.lithonia.com.

DMW2 LED Wet Location



A+ Capable options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: DMW2 L24 4000LM PCL MD MVOLT GZ10 40K 80CRI

Series ¹	Length	Nominal lumens	Diffuser	Distribution	Voltage	Driver	Color temperature	Color rendering Index
DMW2 LED wet location	L24 24"	2000LM 2,000 lumens	ACL Acrylic	MD Medium distribution	MVOLT 120-277V	GZ10 0-10V Dimming	30K 3000 K	80CRI 80 CRI
		3000LM 3,000 lumens	AFL Frosted acrylic		120 120V		35K 3500 K	90CRI 90 CRI
		4000LM 4,000 lumens	PCL Polycarbonate	WD Wide distribution	208 208V		40K 4000 K	
			PFL Frosted Polycarbonate		240 240V		50K 5000 K	
			277 277V					
			347 347V ¹					
480 480V ¹								

Options

PS1050	Emergency LED battery pack for 0°C and up (1400 lumens), 10W, CA Title 20 noncompliant ⁷	CS88	6' Brad Harrison 16/3 cord and straight blade plug set, NEMA 4X rated ⁶	MSI10XAWL10M DSCXAWL	Xpoint wireless integral motion sensor, On/Off operation for motion sensing, override Off due to daylight ¹¹
E10WCP	EM Self-diagnostics battery pack, 10W, Constant Power Certified in CA Title 20 MAEDBS ^{2,3}	CS88L12	12' Brad Harrison 16/3 cord and straight blade plug set, NEMA 4X rated ⁸	MSI10NWL	Low mount 360 integral motion sensor, wet location, On/Off operation ¹¹
PMP4X	Pendant monopoint with NEMA4X fitting (not available with JSB option) ^{1,4}	CS88R	Brad Harrison receptacle, NEMA 4X rated ⁹	MSI102L3VWL	Low mount 360 integral motion sensor, wet location, High/Low operation (3 level) ¹¹
WLFEND	Wet location fitting (one fitting out end) ⁵	NOM	Nom certified	MSI10NWL DSCNWL	Low mount 360 integral motion sensor, wet location, On/Off operation for motion sensing, override Off due to daylight ¹¹
WLFEND2	Wet location fitting (fittings out both ends) ⁵	TPS	TorxT10 tamper-resistant screws	XAD	XPoint wireless relay ¹²
JSB	Junction box snap-bracket ⁷	STSL	Stainless steel latches	NLTAIR2 RSBOR10	nLight AIR Generation 2 enabled 360° low mount motion sensor ¹³
QMB	Quick-mount ceiling bracket ⁷	SPD	10KV surge protection device ¹⁰		
CS89	6' white cord, 16/3, no plug, wet location ⁶				
CS89L12	12' white cord, 16/3, no plug, wet location ⁶				

Accessories: Order as separate catalog number.

RK1 T10BIT W/PIN U	Hex-base driver bit, Torx TX10, for tamper-resistant screws with center reject pin
DMW2WLF	Wet location fitting
DMW2QMB	Quick-mount ceiling bracket

Notes

- Plastic latches supplied as standard. Provided with 2X KO plugs at both ends
- Not available with XAD, JSB, PMP4X mounting options. Not available with CS88 cord sets or CS88R receptacle. Must specify voltage. Not available with 347, 480V. Maximum ambient temperature 25°C.
- Not for field install.
- Not available with PS1050 option. Not available with QMB, JSB mounting options.
- Not available with WLFEND2. Not available with PS1050. Not available with cordsets or sensors.
- Not available with WLFEND, PS1050, CS cord sets, or MSI sensors
- Not available with other mounting options
- Not available with other cord sets. Not available with PS1050 option.
- Receptacle only. Not available with PS1050.
- Not available with PS1050, XAD, SBOR & RSBOR.
- Not available with other external MSI sensors, WLFEND2, XAD. Must specify voltage.
- Not available with external MSI sensors. Not available with PS1050 option. Must specify voltage. Minimum ambient temperature -20°C.
- Not available with other external MSI sensors, WLFEND2, XAD

DMW2 LED Wet Location

OPERATIONAL DATA (80 CRI*)					
Package	Input Wattage	CCT	AFL	ACL	Comparable Light Source
			Lumens (LPW)	Lumens (LPW)	
2000LM	18	30K	2419 (134)	2419 (134)	1-32T8 lamp
		35K	2481 (138)	2556 (142)	
		40K	2536 (141)	2612 (145)	
		50K	2661 (148)	2740 (152)	
3000LM	27	30K	3483 (129)	3587 (133)	2-32T8 lamps
		35K	3572 (132)	3680 (136)	
		40K	3651 (135)	3761 (139)	
		50K	3831 (142)	3946 (146)	
4000LM	40	30K	4631 (116)	4770 (119)	3-32T8 Lamps, 2-54T5HO lamps
		35K	4751 (119)	4893 (122)	
		40K	4855 (121)	5001 (125)	
		50K	5094 (127)	5247 (131)	

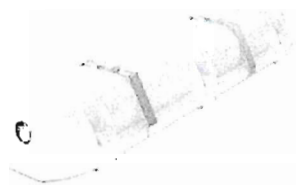
CSA LISTED AMBIENT RATING*			
Package	Bare Fixture	X-Point/Sensor	Emergency
2000LM	40°C	35°C	0 to 25°C
3000LM	40°C	35°C	0 to 25°C
4000LM	-40 to 40°C	35°C	0 to 25°C

*Minimum Ambient is -20°C unless noted.

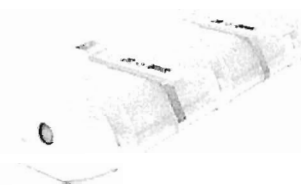
** Suspended 18" from ceiling.

OPTIONS AND ACCESSORIES

The DMW2 Series fixture offers numerous options for almost every electrical and optical component, including a long list of field-installable accessories.



SMB
Surface mounting bracket
(ships standard with fixture)



QMB
Quick mounting bracket
field installable option order as DMW2QMB



JSB
Junction mounting bracket
(factory installed only)
(Not intended for wall mounting.
Voids IP65 rating.)



PMP4X
Pendant monopoint
(factory installed only)

DMW2 LED Wet Location

OPTIONS AND ACCESSORIES

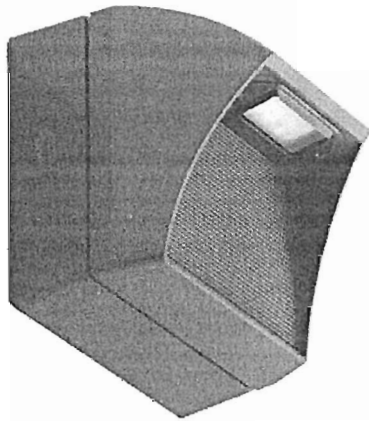
The DMW2 Series fixture offers numerous options for almost every electrical and optical component, including a long list of field-installable accessories.

rSBOR/SBOR – Fixture Mount Sensor (see www.sensorswitch.com for additional information)

- 360° coverage
- On/Off dim
- Photozell optional
- IP66 rated
- Photozell and 0-10VDC dimming options.

Fixture sensor nomenclature	RSBOR/SBOR sensor nomenclature
For shortest lead times use one of the following SBOR configurations	
NLTAIR2 RSBOR10	RSBOR 10 EB4 WH G2
MSI10NWL	SBOR 10 OEX EB4 WH
MSI102L3VWL	SBOR 10 OEX D EB4 WH 3V
MSI10NWL DSCNWL	SBOR 10 OEX P EB4 WH





Project: Type:

Prepared By: Date:

LED 5W Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 2.0 lbs

Driver Info

Type	Constant Current
120V	0.18A
208V	0.18A
240V	0.18A
277V	N/A
Input Watts	5.19W
Efficiency	96%

LED Info

Watts	5.00W
Color Temp	4000K (Neutral)
Color Accuracy	85 CRI
L70 Lifespan	100,000
Lumens	155
Efficacy	29.9 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations in downlight position only. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

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

LEDs:

5W, high-output, long-life LED

Color Temperature (Nominal CCT):

4000K

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 C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Housing:

Precision die-cast aluminum housing and mounting plate. 1 1/2" backbox with three 1/2" conduit entry points.

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Patents:

The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 13W CFL or 60W Incandescent

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Technical Specifications (continued)

Electrical

Drivers:

Constant current, Class 2, 100 - 240VAC, 50 - 60 Hz, 0.18 Amps.

Surge Protection:

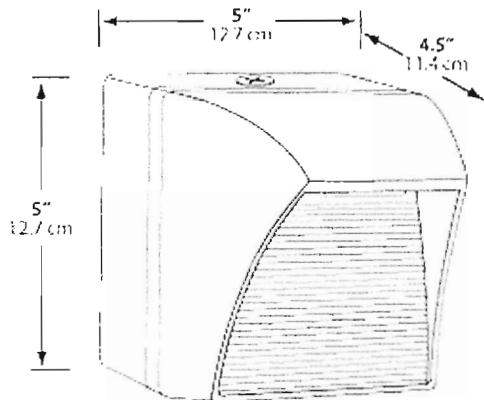
1 KV

Optical

BUG Rating:

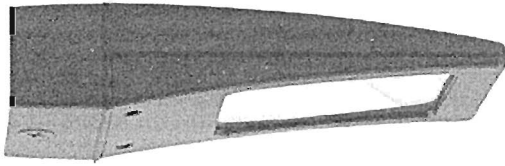
B0 U1 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 13W CFL or 60W Incandescent
- 100 up to 240 Volts
- 5-Year, No-Compromise Warranty



Project: Type:

Prepared By: Date:

LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

Driver Info

Type	Constant Current
120V	0.1A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	12.20W
Efficiency	82%

LED Info

Watts	10.00W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000
Lumens	1,208
Efficacy	99 LPW

Technical Specifications

Listings

UL Listing:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

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: P4V81RRI

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)

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Construction

Finish:

Formulated for high durability and long-lasting color

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°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.

Housing:

Precision die-cast aluminum housing. lens frame

Mounting:

Surface plate and Junction box

Green Technology:

Mercury and UV free. RoHS-compliant components.

Gaskets:

High-temperature Silicone

Electrical

Driver:

Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/ Hz, 350mA

THD:

10.8% at 120V, 13.8% at 277V

Power Factor:

98.5% at 120V, 92.1% at 277V

Technical Specifications (continued)

Other

Patents:

The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 70W Metal Halide

HID Replacement Range:

Replaces 35-100W Metal Halide

Buy American Act Compliance:

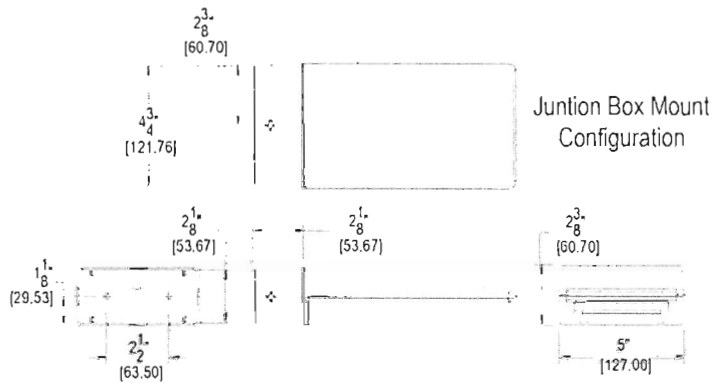
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty

TECHNICAL MEMORANDUM

Project: 11 Park Street Redevelopment, Essex Junction
Date: September 26, 2019
From: Roger Dickinson, PE, PTOE
Subject: Existing & Proposed Peak Hour Trip Generation

Introduction

11 Park Street, LLC proposes to redevelop the existing parcel at 9 and 11 Park Street in Essex Junction. The Project is located just south of the intersection of Park Street and Park Terrace. The involved buildings include:

- X 9 Park Street (Pho Dang Vietnamese Restaurant plus upstairs apartment)
- X 11 Park Street (former commercial space currently vacant plus 1 apartment)
- X 2 Park Terrace (single family residence)

Also included in this technical memorandum are revised trip generation estimates for the adjacent 4 Pearl Street building which is located on the north side of Park Terrace in the southwest quadrant of the Five Corners.

PM Peak Hour Trip Generation

Past traffic counts at the Five Corners and its intersecting streets have observed that weekday traffic volumes peak during the afternoon (PM) peak period. This technical memorandum will therefore focus only on pm peak hour trip generation and traffic conditions.

Information regarding the existing land-uses was obtained from field observations and the Essex Town Assessor's Office. Institute of Transportation Engineers (ITE) trip generation rates¹ were used to estimate the number of pm peak hour vehicular trips for each building and its existing or proposed land-use(s). Additionally, where available², dense multi-use urban rates were used instead of general urban/suburban rates. The ITE defines dense multi-use urban as being a fully developed area (or nearly so) with diverse and complementary land-uses, good pedestrian connectivity, and convenient and frequent transit. The Five Corners downtown area has those characteristics.

The resulting estimated pm peak hour trip generation for the three existing buildings on the 9 & 11 Park Street parcel is detailed in Table 1.

¹ *Trip Generation*, Institute of Transportation Engineers, 10th Edition

² ITE dense multi-use urban trip generation rates are used in this TIA for the multifamily residential, general office, apparel store and high-turnover restaurant land-use categories.

Table 1 - Existing PM Peak Hour Trip Generation

Building & Land-Use	ITE Land-Use Category	Size	Peak Hour Trip Ends (vte/hr)		
			Enter	Exit	Total
Single Family Residential	210	1 unit	3	1	4
High-Turnover (Sit-Down) Restaurant	932	1,380 sf	9	5	14
Totals			12	6	18

The Project proposes to remove the three existing buildings; replacing them with a new mixed-use multi-story building. Estimates of the pm peak hour trips were again developed using ITE trip generation rates. No adjustments have been made for pass-by or internal capture trips; as using trip generation rates for a dense multi-use urban area presumably includes the effects of such trips. The proposed pm peak hour trips are shown in Table 2.

Table 2 - Proposed PM Peak Hour Trip Generation

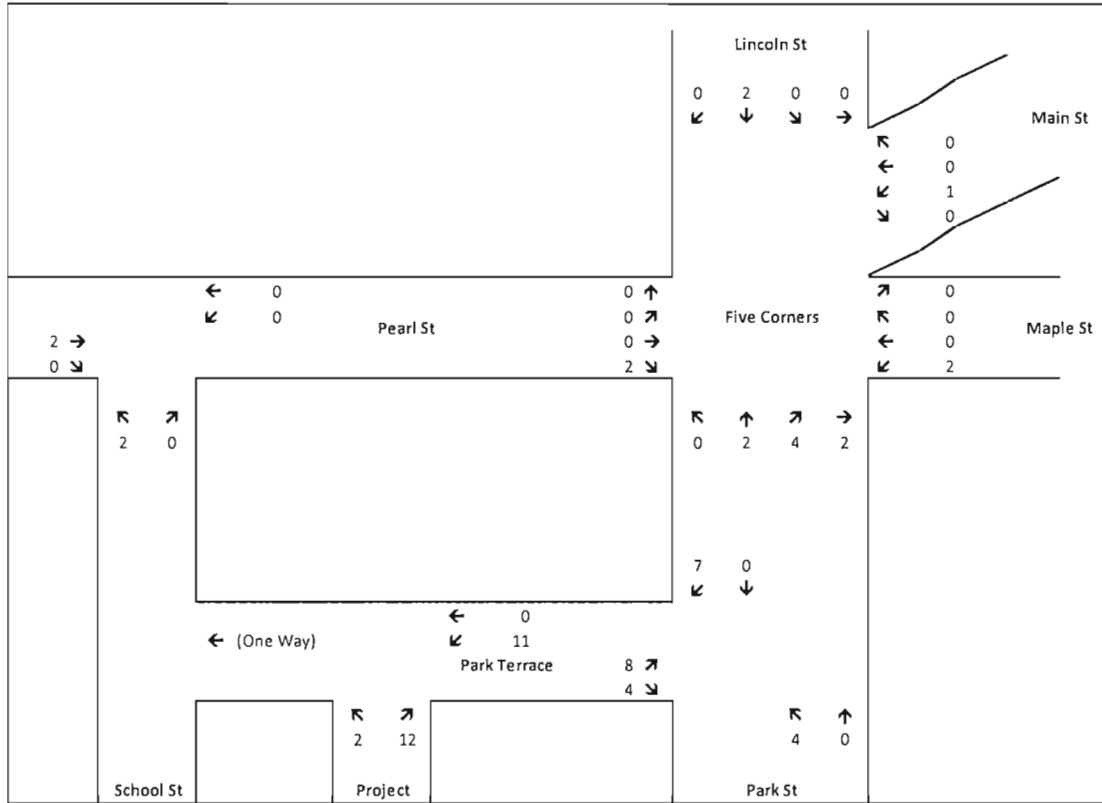
Building & Land-Use	ITE Land-Use Category	Size	Peak Hour Trip Ends (vte/hr)		
			Enter	Exit	Total
Multi-Family Housing (Mid-Rise)	221	50 units	6	3	9
General Office Building	710	3,000 sf	2	8	10
Apparel Store	876	3,000 sf	1	2	3
Copy, Print and Express Ship Store	920	1,000 sf	3	4	7
Variety Store	814	2,000 sf	7	7	14
Totals			19	24	43

Comparing the total pm peak hour trip ends in Tables 1 and 2, this Project will generate a net increase of 25 pm peak hour trips. Figure 1 presents the projected directional patterns of those additional trips.

Access to 11 Park Street will be via a single curb cut onto Park Terrace in the northwest corner of the parcel. This curb cut will replace the existing Park Street curb cuts, which will be closed. The new Park Terrace access will also provide shared access to the adjacent Handy's Hotels & Rentals LLC building currently under construction; replacing its previously approved access onto Park St along the southerly property line of this parcel.

Park Terrace is presently 20 ft wide at its intersection with Park Street. To improve existing conditions and accommodate additional traffic on this segment of Park Terrace, this Project proposes to widen Park Terrace to a uniform width of 24 ft between its new access and Park Street.

Figure 1 - Directional Patterns of 11 Park St New PM Peak Hour Trips



4 Pearl Street PM Peak Hour Trips

Though not part of the Project at 9 and 11 Park Street, it was also requested that the pm peak hour trip generation of the adjacent 4 Pearl Street building be updated. Those pm peak hour trips were originally estimated using ITE general urban/suburban trip generation rates from the 9th Edition of Trip Generation with adjustments for mixed-use internal trip capture³. We have updated that original estimate using the 10th Edition of Trip Generation and dense multi-use urban rates where available (and eliminating the mixed-use internal capture adjustment). Table 3 presents the original and updated estimates of 4 Pearl Street’s pm peak hour trips. Comparing the results indicates a small increase in 4 Pearl Street’s estimated weekday pm peak hour trips (from 59 to 65).

³ 4 Pearl Street Traffic Impact Assessment, Lamoureux & Dickinson, April 10, 2014

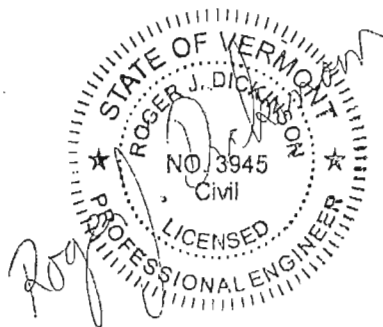
Table 3- 4 Pearl Street PM Peak Hour Trip Generation

Land-Use	ITE Land-Use Category	Size	Peak Hour Trip Ends (vte/hr)		
			Enter	Exit	Total
<u>Original Estimate</u>					
Apartment	220	51 units	16	5	21
General Office Building	710	3,750 sf	1	4	5
Specialty Retail Center	826	7,500 sf	1	6	7
High Turnover (Sit-Down) Restaurant	932	3,750 sf	<u>17</u>	<u>9</u>	<u>26</u>
Total			35	24	59
<u>Updated Estimate</u>					
Multi-Family Residential (Mid-Rise)	221	51 units	6	3	9
General Office Building	710	3,750 sf	2	9	11
Apparel Store ^a	876	7,500 sf	3	5	8
High Turnover (Sit-Down) Restaurant	932	3,750 sf	<u>23</u>	<u>14</u>	<u>37</u>
Total			34	31	65

^a The Specialty Retail Center category has been discontinued in the 10th Edition of *Trip Generation*. The Apparel Store category was selected as the most similar replacement.

Conclusions

Examining the additional pm peak hour trips shown in Figure 1 at the Five Corners, it is our opinion that this Project will not warrant any additional roadway or intersection improvements beyond what are already planned as part of the Crescent Connector. The proposed widening of Park Terrace as it approaches Park Street will improve future traffic conditions at that intersection. Additionally, this Project will remove mid-block turning movements and associated conflicts on Park Street that presently occur at this parcel’s existing access and which would have otherwise occurred at the approved Park Street access to the Handy Hotel & Rentals LLC building.



Development Application

SP# _____

Planned Development: Minor _____ Minimal _____ Major _____
Conceptual _____ Preliminary _____ Final _____
Site Plan: Minor _____ Major _____ Conceptual _____ Final <u>X</u> _____
Subdivision: Sketch _____ Preliminary _____ Final _____ Variance: _____ Conditional Use: _____

Property description (address) for application 9 - 11 Park Street

General Information

Applicant 11 Park Street, LLC. Day Phone# 343-3292
Address 32 Seymour Street, Williston, VT 05495

Owner of Record (attach affidavit if not applicant)

Name same as Applicant Day Phone# _____
Address _____

Applicant's agents

Name Lamoureux & Dickinson (Doug Henson, L.S.) Day Phone# 878-4450
Address 14 Morse Drive, Essex, VT 05452

Property information

Zoning District VC Current Use Res / Comm Tax Map# 28 Lot# 35 Lot size sf 34,443

Other Information

Street frontage (public or private) 374 feet Proposed number of stories & height 4 stories (51.5')
Estimated completion date 12-01-2020 Landscape cost \$ 20,000
Proposed Parking Spaces 107 Required spaces 0

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 24,410 plus proposed (sq ft.) 7,870 equals 32,280 total sq ft. divided by 34,443 lot s.f. equals 93.7 percent lot coverage

Submit two (2) full size copies, a PDF copy, GIS and supportive documentation required by the Code and the appropriate completed checklist for initial review by Staff. After Staff determines the application is complete attach two (2) full size copies and eight (8) 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) As described in the attached narrative, this project proposes to remove the existing residential building and the two existing commercial buildings, to construct a new 9,830 sf four-story mixed-use building and to remove the two existing curb cuts along Park Street.

Describe all waiver requests (if applicable) None at this time

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 [Signature]
Land Owner (if different) _____

Date 10-15-19
Date _____

Staff Action

Date received _____

Meeting date: _____

Commission /Board Action Approved _____ Denied _____ Date: _____

Other approvals /conditions _____

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

Staff Signature

Date

Fec Amount _____ **

Fec Verified _____

CHECKLIST – SITE PLAN/CONDITIONAL USE APPLICATION

The Land Development Code specifies procedures for Minor and Major Site Plan Amendments as well as new site plans. Please schedule an appointment with Staff to determine if you meet the amendment criteria prior to preparing your application. Staff will be able to determine if your proposal qualifies as an amendment. In addition, Staff can then advise you regarding the number of site plan drawings that will need to be submitted for review purposes. Generally, a new site plan and a major amendment will require a submittal of three (3) full size copies and eight (8) 18" x 24" copies of the proposed site plan. Please call 878-6950 if you have any questions.

Applicant	Staff
_____	_____ Site plan, drawn to scale including a north arrow, certified by licensed Vermont professional.
_____	_____ Vicinity map. Specify adjoining land use/zoning.
_____	_____ Name, address, phone # of developer and all professionals working on the project
_____	_____ Survey prepared by certified land surveyor showing existing or proposed rights of way and easements.
_____	_____ Total land area and location. Size, height, and number of stories of existing and proposed structures and distance to property lines
_____	_____ Location and dimensions of existing and proposed easements, streets, driveways and infrastructure.
_____	_____ Description of proposed use and floor areas of all structures, and parking and loading calculations. All parking spaces shall be clearly indicated on the plan (See section 703).
_____	_____ Location and specifications for a bike path.
_____	_____ Topographic map with final ground contours at 2' intervals as if staff determined that such information is necessary.
_____	_____ Existing natural features including wetlands, rock outcroppings, excessive slope and tree groupings.
_____	_____ Professional landscape plan including the type, size, quantify, and location of plant materials, existing and proposed (see Sections 719 and 708).
_____	_____ Lighting plan with specifications (See section 704).
_____	_____ Impact analysis including traffic generation and impact on public and/or private infrastructure.

- Engineering design standards for all improvements. Include a description of the methodology proposed to control drainage, and construction plans as applicable.
- Traffic study as deemed necessary by the Commission (or staff)
- Written request for waivers of any requirements of this Code.
- Location of proposed water/sewer service connections.
- Proposed development schedule and phasing request.
- Location and type of proposed screening or buffering.
- Elevation of existing/proposed structures and proposed change to height of existing structures.
- Location of fire lanes.
- Percent of lot coverage of all structures and impervious surfaces.

This checklist is designed to assist the applicant with the preparation of the Site Plan. The applicant is solely responsible for meeting all of the requirements of the Land Development Code. Please contact staff at 878-6950 if you have any questions.