

Scope of Work

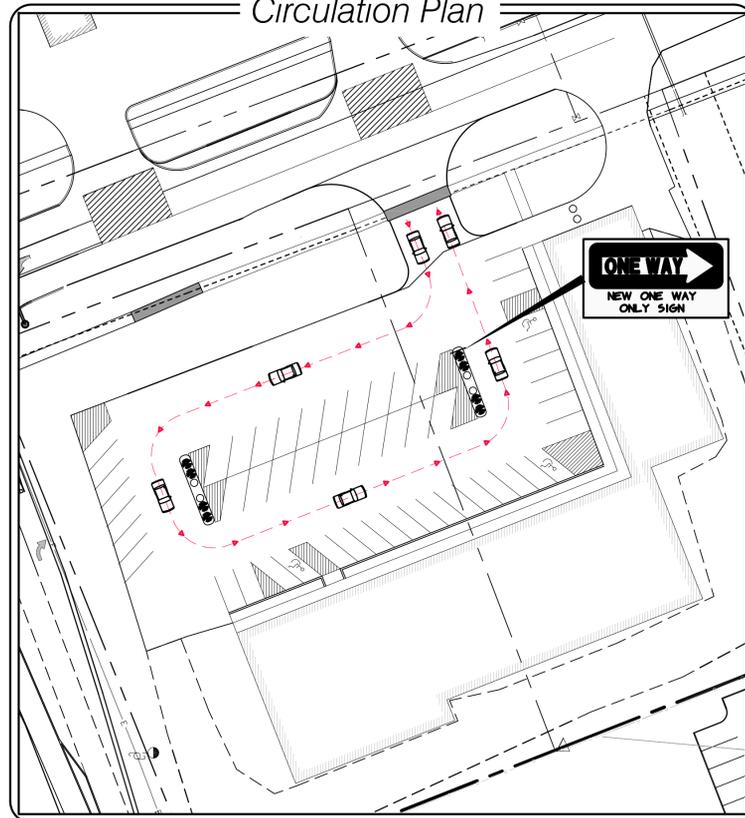
AS PART OF THE LOT 15 HANNAFORD APPROVAL THE TOWN REQUIRED THAT THE EXISTING ENTRANCE TO THE FIREHOUSE SHOPPING PLAZA BE RELOCATED TO IMPROVE TRAFFIC CIRCULATION AT THE COMMERCE STREET/VT 16 INTERSECTION.

THE CURRENT PROPOSAL IS TO REMOVE THE EXISTING FIREHOUSE PLAZA ENTRANCE AND BUILD A NEW ENTRANCE, WITH THE SAME DIMENSIONS, APPROXIMATELY 125 FEET TO THE EAST. THE NEW ENTRANCE WOULD ALIGN WITH THE EASTERN ENTRANCE TO THE JOLLY JIFFY MART.

A MORE DETAILED SCOPE OF WORK IS AS FOLLOWS:

1. CONTACT DIGSAFE AND THE TOWN OF HINESBURG TO COORDINATE WORK ON COMMERCE STREET.
2. REMOVE STREET TREES IDENTIFIED AS TO BE RELOCATED USING A MECHANICAL TREE SPADE.
3. CONSTRUCT NEW DRIVEWAY AND SIDEWALK CROSSING THE WORK SHALL INCLUDE EXCAVATION OR FILL NEEDED TO BRING THE DRIVEWAY TO SUBGRADE; INSTALLING MIRAFI 500X OR EQUAL SEPARATION FABRIC; INSTALLING 12" DENSE GRADED CRUSHED STONE; INSTALL 5' WIDE CONCRETE SIDEWALK ACROSS NEW DRIVEWAY AS DIRECTED; FINE GRADING; AND INSTALLING A 15' LIFT OF TYPE II PAVEMENT AND A 15' LIFT OF TYPE III PAVEMENT. THE SUBGRADE SHALL BE INSPECTED BY THE ENGINEER PRIOR TO PLACEMENT OF THE SEPARATION FABRIC.
4. INSTALL NEW 'ONE-WAY ONLY' DIRECTIONAL SIGN.
5. REMOVE EXISTING DRIVEWAY PAVEMENT, SUBBASE MATERIAL, EXISTING CULVERT AND BOLLARD LIGHTING; ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
6. CONSTRUCTION OF NEW GRASS DRAINAGE CHANNEL AS SHOWN. SEED AND MULCH.
7. RELOCATE OR REPLACE STREET TREES REMOVED UNDER WORK ITEM #2.
8. INSTALL NEW LIGHT BASES, BOLLARD LUMINARIES, AND ELECTRICAL CONDUIT AS DIRECTED.
9. INSTALL NEW LANDSCAPING AS DIRECTED.
10. RESTORE ALL PVIOUS AND IMPVIOUS SURFACES.

Circulation Plan



GRAPHIC SCALE



(IN FEET)
1 Inch = 30 ft.

Legend

	PROPERTY BOUNDARY
	OTHER PROPERTY LINE
	SIDELINE OF EASEMENT
	CONTOUR LINE (USGS & DATUM)
	PROPOSED FINISH GRADE CONTOUR
	EDGE OF WOODED AREA
	EDGE OF WETLAND (CLASS III)
	EXISTING IRON PIPE
	EXISTING CONCRETE MONUMENT
	IRON PIPE (TO BE SET)
	PROPERTY BOUNDARY
	EXISTING ELECTRIC/TV/TELEPHONE LINE
	EXISTING SEWERLINE
	EXISTING STORMLINE
	EXISTING WATERLINE
	EXISTING/PROPOSED HYDRANT
	EXISTING/PROPOSED BUILDING MOUNTED LUMINARIE
	CONSTRUCTION LIMITS OF DISTURBANCE

(NOTE: PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)

Zoning Information

ZONING DISTRICT: COMMERCIAL

DIMENSIONAL REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	NONE	202 - AC.
MINIMUM LOT FRONTAGE	60'	335'
MINIMUM LOT DEPTH	100'	270'
MINIMUM FRONT SETBACK	10'	>10'
MINIMUM SIDE SETBACK	10'	>10'
MINIMUM REAR SETBACK	10'	>10'
MAXIMUM LOT COVERAGE	60%	76%*

*NOTE: AS CURRENTLY APPROVED THE EXISTING LOT COVERAGE IS 77%. THE CURRENT PROPOSAL TO RELOCATE THE ENTRANCE DRIVE WILL REDUCES THE TOTAL COVERAGE TO 76%.

COVERAGE CALCULATION

PARCEL AREA (EXISTING) - 202 - ACRES	PARCEL AREA (PROPOSED) - 202 - ACRES
COVERAGE (EXISTING) - 156 - ACRES	COVERAGE (PROPOSED) - 154 - ACRES

PARKING

EXISTING: 52 SPACES (2 HANDICAPPED SPACES + 2 VAN ACCESSIBLE SPACES)
PROPOSED: 52 SPACES (2 HANDICAPPED SPACES + 2 VAN ACCESSIBLE SPACES)

Landscape Schedule

SYMBOL	QUANTITY	COMMON NAME	BOTANIC NAME	SIZE AT PLANTING	SIZE AT MATURITY	REMARKS
Proposed Landscaping						
	5	Mugo Pine	Pinus mugo	18"-24" Height	3' Height	B&B or Container
	4	Bumald Spiraea	Spiraea bumalda	18"-24" Height	3' Height	B&B or Container
Existing Landscaping						
	12	Existing Street Tree (to remain)				
	2	Existing Street Tree (to be relocated)				
	2	Relocated Stree Tree				
	27	Existing Deciduous and Evergreen Shrubs (to remain)				

02/18/14	MSC REVISIONS PER TOWN REVIEW	ELB
11/17/13	ADDED LIMITS OF DISTURBANCE	ELB
12/04/13	ADDED NEW BOLLARD LIGHTING AT RELOCATED ENTRANCE	ELB
DATE: 10/28/13	REVISION: MSC REVISIONS PER TOWN REVIEW	BY: ELB
SURVEY: OBCA	RECORD DRAWING	DATE: 8-01-13
DESIGN: EJO	FINAL	DWG: 3066
DRAWN: JRF/BJB	PRELIMINARY	FILE: CURRENT
CHECKED: PJO	SKETCH/CONCEPT	PLAN SHEET #
SCALE: 1"=30'		1

O'LEARY-BURKE
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Firehouse Plaza

30-Scale Site Plan

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