

Scott Gustin

From: Norm Baldwin
Sent: Thursday, September 20, 2018 2:14 PM
To: Scott Gustin
Cc: Steve Roy; Megan Moir
Subject: 1288 North Avenue Sub-Division Review.

Scott,

here are the things that I have identified in consultation with Steve Roy and Megan Moir.

- Separate Sewer Service required-

Chapter 26-71 (r) states:

A separate and independent building sewer shall be provided for every building; except where one (1) building stands at the rear of another on an interior lot and no private sewer is available or can be constructed to the rear building through an adjoining alley, court, yard, or driveway, the front building may be extended to the rear building and the whole considered as one (1) buildingsewer, but the city does not and will not assume any obligation or responsibility for damage caused by or resulting from any such single connection.

- Lot #2-Sheet PL1-OF-1 the plan set indicates the proposed lot will only have 3 corners established, corner points "10", "1", and "3". The proposed parcel should have monumenting on all four corners,
- Driveway easement for Lot #2 needs to be noted in the deeds for Lot #1 and Lot #2.

I have copied Steve Roy on this email.

Norman J. Baldwin, P.E.
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Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

Scott Gustin

From: Barry Simays
Sent: Friday, September 14, 2018 3:53 PM
To: Scott Gustin
Subject: 1288 North Ave subdivision review

Scott,

I have reviewed the sheets you provided re: the 2 – lot subdivision proposal at 1288 North Avenue. As the front doors of the proposed duplex dwelling unit as drawn are less than 50 feet from the designated fire department access road of North Avenue, I will not apply a sprinkler requirement to that proposed structure under NFPA 1 Chapter 18 (Fire Department Access and Water Supply) at this time based on the submitted plans. Should the existing barn in the rear of Lot #1 be converted to residential use in the future, a sprinkler system will be required under the fire code in existence at that time (NFPA 1 Chapter 18, as noted previously).

Future construction shall comply with the governing code set(s) adopted by the State of Vermont and City of Burlington at the time of construction.

I have reviewed the submitted plan set dated 7/22/2018 from O'leary-Burke with respect to Fire Department Access and Water Supply, and have no additional comments for this project.

Thank you,

BC Barry Simays, *CFPS, CFI, IAAI-FIT*
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