

Memo

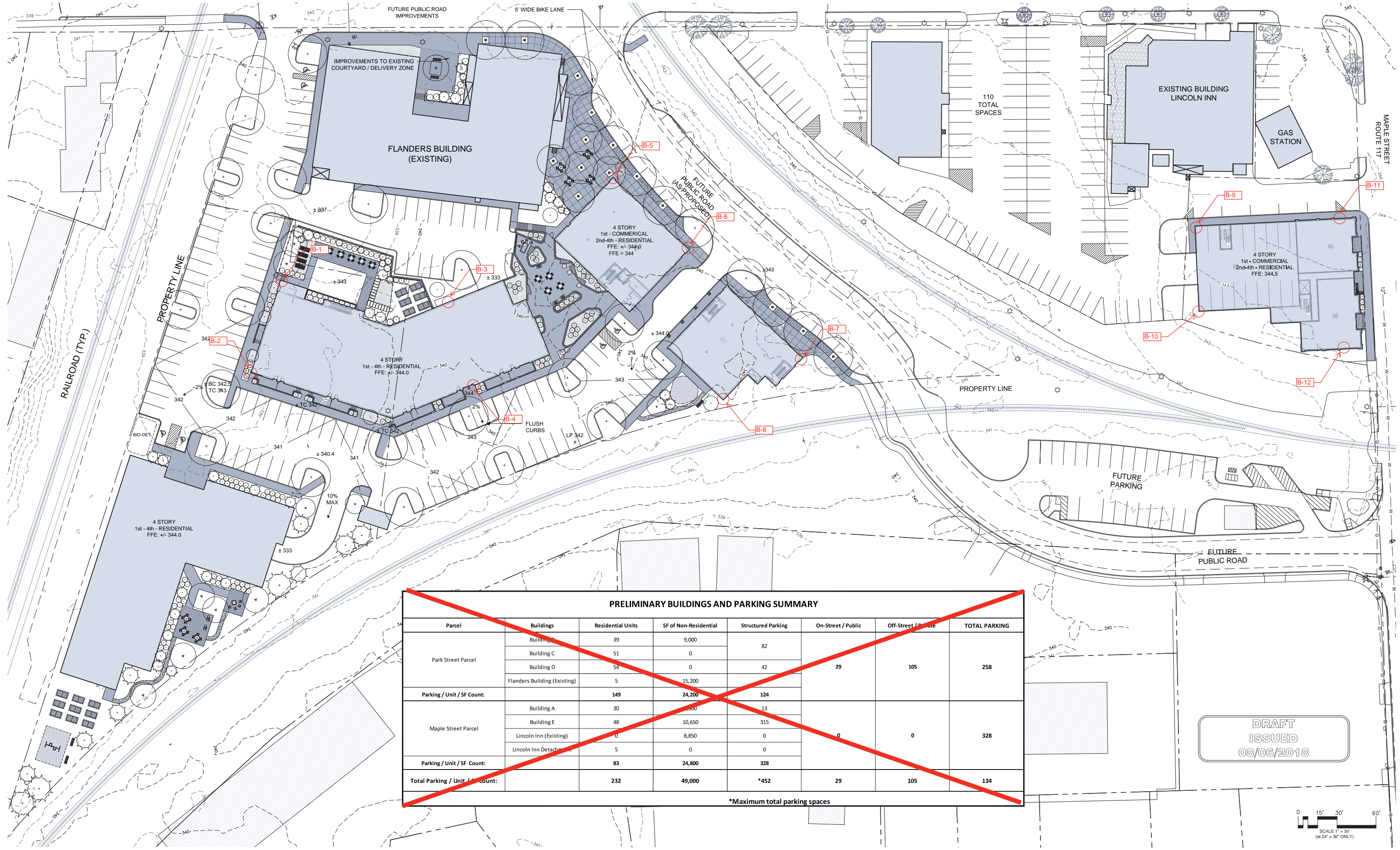
KAS, Inc.

To: Dan Albrecht, CCRPC
From: Jeremy Roberts, KAS
CC: Emily Nosse-Leirer (CCRPC), Benjamin Avery (LI Maple Street Properties)
Date: December 17, 2018
Re: Petroleum Impacted Soil Cuttings at 3 Maple Street, Essex Junction, VT

Comments: As part of the proposed redevelopment for the Chittenden Crossing project at and in the vicinity of 3 Maple Street, Essex Junction, Vermont LI Maple Street Properties hired an engineer to conduct geotechnical analysis/drilling in combination with KAS' environmental drilling during the week of December 10, 2018. During the installation of soil boring B-9 (see attached map) petroleum impacted soils were encountered at saturated depths. The drillers were not able to place all of the cuttings back into the borehole therefore approximately 1-2 yards of petroleum impacted soil was placed on site. On December 13, 2018 a KAS scientist screened these soils for volatile organic compounds (VOCs) with a properly calibrated photoionization detector (PID) and obtained a reading of 403.8 parts per million by volume (ppmv). The soils were placed on and covered with 6-mil poly sheeting and are currently stockpiled on the property.

Due to the lack of proper space to keep these soils stockpiled onsite for monitoring purposes, KAS recommends the soils be placed in a 55-gallon drum for proper transport and disposal. The extra costs to screen the soil cuttings for VOCs with a PID, drum up the soil, coordinate the proper disposal and pay for the disposal fees is \$715.00. KAS proposes this additional work scope and cost be considered for funding through the Chittenden County Regional Planning Commission petroleum assessment grant.

Please feel free to contact me with any questions.

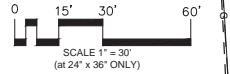


PRELIMINARY BUILDINGS AND PARKING SUMMARY

Parcel	Buildings	Residential Units	SF of Non-Residential	Structured Parking	On-Street / Public	Off-Street / Private	TOTAL PARKING
Park Street Parcel	Building A	39	9,000	82			258
	Building C	51	0	42		105	
	Building D	54	0	42	29		
	Flanders Building (Existing)	5	15,200				
Parking / Unit / SF Count:		149	24,200	124			
Maple Street Parcel	Building A	30	7,000	13			328
	Building E	48	10,650	315			
	Lincoln Inn (Existing)	0	8,850	0	0	0	
	Lincoln Inn Detach	5	0	0			
Parking / Unit / SF Count:		83	24,800	328			
Total Parking / Unit / SF Count:		232	49,000	*452	29	105	134

*Maximum total parking spaces

**DRAFT
ISSUED
08/06/2018**



revisions	date	revisions	date

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mjb
 design by
 mjb
 checked by

jh / mjb
 date
 06/11/2018

scale
 1" = 30'

Chittenden Crossing
 Site Plan

sheet no:
L-100