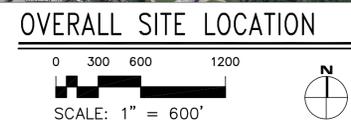
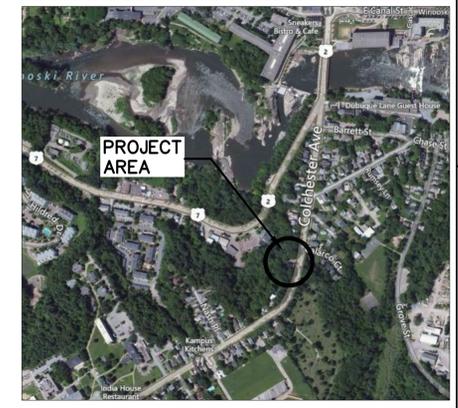


ZONING TABLE

| | REQUIRED | EXISTING | PROPOSED |
|--------------------------------|--|--|---|
| MIN LOT SIZE | 6,000 SF | 62,491 SF (1.43 AC.) | LOT 1: 48,961 SF (1.12 AC.) LOT 2: 6,065 SF (0.14 AC.) LOT 3: 7,465 SF (0.17 AC.) |
| MIN LOT FRONTAGE | 60' | 289.56' | LOT 1: 79.00' LOT 2: 65.00' LOT 3: 65.00' |
| MAX LOT COVERAGE | 35% | 4.94% (3,088 SF) | LOT 1: 10.37% (5,079 SF) LOT 2: 11.80% (716 SF) LOT 3: 5.63% (420 SF) |
| MAX BUILDING HEIGHT | 35' | 27.3' | (4) LOT 1: 27.3' LOT 2: N/A LOT 3: N/A |
| MIN/MAX FRONT YARD SETBACK (1) | LOT 1: 15.7' (EXIST.) LOT 2: 17.2' +/- 5' LOT 3: 20.25' +/- 5' | LOT 1: 15.7' (EXIST.) LOT 2: N/A LOT 3: N/A | LOT 1: 15.7' LOT 2: N/A LOT 3: N/A |
| MIN SIDE YARD SETBACK (2) | LOT 1: 8.0' LOT 2: 7.0' LOT 3: 7.0' | LOT 1: 65.94' (EXIST.) LOT 2: N/A LOT 3: N/A | LOT 1: 12.33' LOT 2: N/A LOT 3: N/A |
| MIN REAR YARD SETBACK (3) | LOT 1: 66.6' (EXIST.) LOT 2: 31.0' LOT 3: 32.0' | LOT 1: 177.0' (EXIST.) LOT 2: N/A LOT 3: N/A | LOT 1: 160.3' LOT 2: N/A LOT 3: N/A |



- NOTES**
- (1) FRONT YARD BASED ON AVG. OF 2 ADJACENT LOTS ON BOTH SIDES.
 • LOT 1: EXISTING BUILDING AND EXISTING 15.7' SETBACK USED.
 • LOT 2:
 ADJACENT PROPERTIES SOUTH: 352 COLCHESTER AVE. = 21.7'
 338 COLCHESTER AVE. = 15.4'
 ADJACENT PROPERTIES NORTH: 380 COLCHESTER AVE. = 15.7'
 406 COLCHESTER AVE. = 16.0'
 AVG = 17.2'
 • LOT 3:
 ADJACENT PROPERTIES SOUTH: 380 COLCHESTER AVE. = 15.7'
 352 COLCHESTER AVE. = 21.7'
 ADJACENT PROPERTIES NORTH: 406 COLCHESTER AVE. = 16.0'
 408 COLCHESTER AVE. = 27.6'
 AVG = 20.25'
- (2) SIDE YARD BASED ON 10% OF LOT WIDTH
 • LOT 1: PROP. LOT WIDTH = 79.4' x 10% = 7.94' (USE 8')
 • LOT 2: PROP. LOT WIDTH = 65.0' x 10% = 6.5' (USE 7')
 • LOT 3: PROP. LOT WIDTH = 65.0' x 10% = 6.5' (USE 7')
- (3) REAR YARD BASED ON 25% OF LOT DEPTH
 • LOT 1: PROP. LOT DEPTH = 266.4' x 25% = 66.6'
 • LOT 2: PROP. LOT DEPTH = 121.71' x 25% = 30.4' (USE 31')
 • LOT 3: PROP. LOT DEPTH = 126.85' x 25% = 31.7' (USE 32')
- (4) BUILDING HEIGHT CALCULATION
 • MIDPOINT OF RISE OF HIGHEST GABLE = 525.5 +/-
 • AVERAGE ELEVATION WITHIN A 10FT. PERIMETER OF THE BUILDING = 498.2
 • HEIGHT = 525.5 - 498.2 = 27.3'

LEGEND

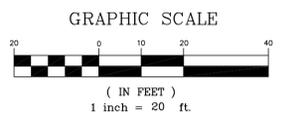
| | | | |
|--|--------------------------|--|------------------------------|
| | CLEAN OUT | | WATERCOURSE |
| | MANHOLE | | TREELINE |
| | CATCH BASIN | | FENCE |
| | STORM MANHOLE | | CONTOUR |
| | TAPPING SLEEVE AND VALVE | | SWALE |
| | CULVERT | | STONE WALL |
| | CONCRETE HEADWALL | | EXISTING PROPERTY LINE |
| | FLARED END SECTION | | PROPOSED PROPERTY LINE |
| | GATE VALVE | | EDGE OF PAVEMENT |
| | HYDRANT | | SANITARY SEWER LINE |
| | WATER SHUT OFF | | STORM LINE |
| | WELL | | WATER LINE |
| | LIGHT POLE | | UNDERGROUND ELECTRIC |
| | UTILITY POWER POLE | | OVERHEAD ELECTRIC |
| | SOIL BORING | | UNDERGROUND TELEPHONE |
| | TEST PIT | | GAS LINE |
| | SIGN | | UNDER DRAIN |
| | SPOT ELEVATION | | RIGHT-OF-WAY LINE |
| | TREE | | SETBACK |
| | SURVEY POINT | | AREAS OF STEEP SLOPES (>15%) |
| | | | SOILS BOUNDARY |

GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY RICHARD W. BELL LAND SURVEYING, INC., DATED JANUARY, 2014. BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A BOUNDARY SURVEY PERFORMED BY RICHARD W. BELL LAND SURVEYING, INC. DATED JANUARY, 2014. REFER TO PLAN ENTITLED "EXISTING CONDITIONS PLAN - GUSLINE L. LEVELLE (SHEET C1)", PREPARED BY RICHARD W. BELL LAND SURVEYING, INC., AND DATED JANUARY 2014.
- THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PLAN ARE FOR THE USE OF THE CITY OF BURLINGTON AND FOR LOCAL PERMITTING ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN VT, AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION.

SITE SOILS

| SYMBOL | DESCRIPTION | HYDROLOGIC SOIL GROUP |
|--------|---|-----------------------|
| AdB | ADAMS AND WINDSOR LOAMY SANDS, 5% TO 12% SLOPES | A |
| HIE | HARTLAND VERY FINE SANDY LOAM 25% TO 60% SLOPES | B |



EXISTING CONDITIONS PLAN

| | |
|--|--|
| | Stamp |
| | DATE 5/15/15 |
| | Description REVISED PER DAB & CONSERVATION BOARD COMMENTS/MEETINGS |
| | Rev. No. 1 |
| | |
| <p>ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A Burlington, VT 05401 Tel: 802.863.6225 • Fax: 802.863.6306 85 Mechanic Street, Suite 300A, Lebanon, NH 03766 Tel: 603.442.5333 • Fax: 603.442.5331 www.engineeringventures.com</p> | |
| <p>Client: NATHANIEL HAYWARD 302 Mountain View Drive Colchester, VT 05446 (802) 578-5078</p> | |
| <p>Sheet Title: Existing Conditions Plan</p> | <p>Project Title: 380 Colchester Avenue Burlington, VT</p> |
| <p>Designed By: MD/KW Checked By: KW Drawn By: MD Scale: 1" = 20' Date: 02/27/15</p> | |
| <p>ISSUED FOR PERMIT REVIEW 2/27/15 *REVISED 5/15/15*</p> | |
| <p>C1.0 EV#14062</p> | |