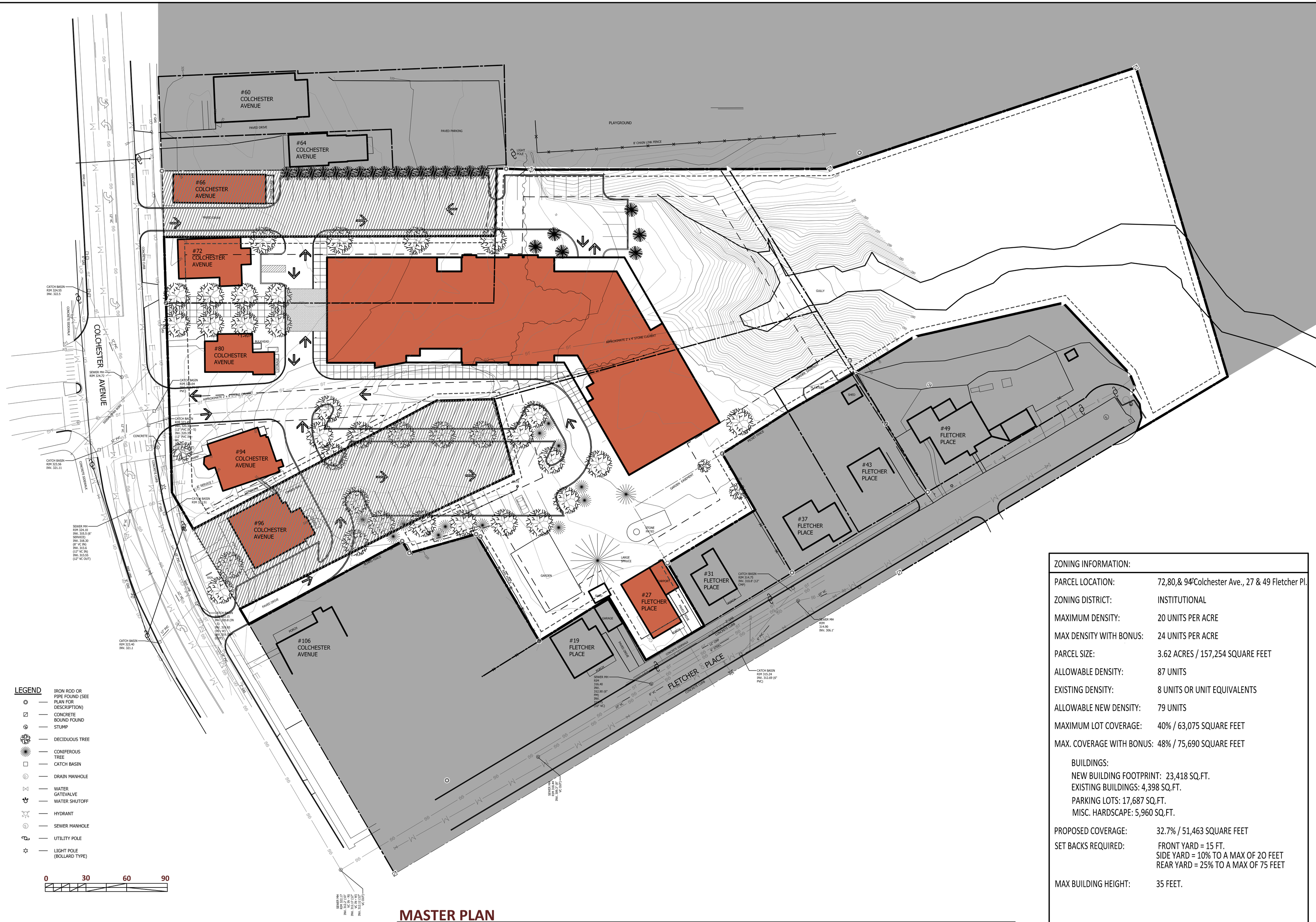

MASTER PLAN

SCALE: 1" = 30'-0"

ZONING INFORMATION:	
PARCEL LOCATION:	72,80,& 94 Colchester Ave., 27 & 49 Fletcher Pl.
ZONING DISTRICT:	INSTITUTIONAL
MAXIMUM DENSITY:	20 UNITS PER ACRE
MAX DENSITY WITH BONUS:	24 UNITS PER ACRE
PARCEL SIZE:	3.62 ACRES / 157,254 SQUARE FEET
ALLOWABLE DENSITY:	87 UNITS
EXISTING DENSITY:	8 UNITS OR UNIT EQUIVALENTS
ALLOWABLE NEW DENSITY:	79 UNITS
MAXIMUM LOT COVERAGE:	40% / 63,075 SQUARE FEET
MAX. COVERAGE WITH BONUS:	48% / 75,690 SQUARE FEET
BUILDINGS:	
NEW BUILDING FOOTPRINT:	23,418 SQ.FT.
EXISTING BUILDINGS:	4,398 SQ.FT.
PARKING LOTS:	17,687 SQ.FT.
MISC. HARDSCAPE:	5,960 SQ.FT.
PROPOSED COVERAGE:	32.7% / 51,463 SQUARE FEET
SET BACKS REQUIRED:	FRONT YARD = 15 FT. SIDE YARD = 10% TO A MAX OF 20 FEET REAR YARD = 25% TO A MAX OF 75 FEET
MAX BUILDING HEIGHT:	35 FEET.

DATE: 9/8/2015

REVISIONS:
SITE PLAN APPLICATION

MASTER PLAN

72,80,94 COLCHESTER AVENUE- 27 FLETCHER PL.

MILLER - VONTURKOVICH

BURLINGTON, VERMONT

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PROJECT # 1412

SHEET NUMBER

SP-1

DATE: 8/12/2015