

Grid North  
Survey Note 3

Lakeview Cemetery  
City of Burlington  
(formerly a Glebe Lot)

- Survey Notes -

1. Purpose of this survey and plat is to depict a lot line adjustment between two properties of Burlington College, resulting in transferring 7.84 acres from 351 North Avenue to 329 North Avenue. The plat also depicts boundaries of 311 North Avenue, also under title of Burlington College. Other property lines shown MAY BE approximate, and are for reference purposes only.
2. Land areas shown are calculated to the side line of North Avenue as shown, and to the 93-foot contour of Lake Champlain, representing the recognized "Low Water Mark" of the lake. Submerged lands are subject to certain rights of the public under the so-called "Public Rights Doctrine". Acreage shown does NOT include 1.76 acres of land traversed by the former railroad right-of-way. (See Railroad ROW Note 1.)
3. Field survey was conducted during late autumn 2014 and consisted of a closed loop traverse utilizing electronic total station instruments. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations at the site.
4. Proposed corner markers set shall typically consist of 5/8" x 30" steel rebar or 4" square concrete monuments with aluminum caps or disks stamped "Civil Engineering Assocs. - VT LS 597", typically set flush with existing grade.
5. Concrete monuments found are typically 4" square unless otherwise noted. Iron pipes found are 1" inside diameter unless otherwise noted. Iron rods found are 5/8" diameter unless otherwise noted.

- Zoning -

Lots A & B, and most of Lot C are within the "Waterfront Residential / Medium Density" District (RM-W).

Lot C westerly of railway ROW is within the "Recreation Green Space" District (RCO-RG).

- Legend of Symbols -

- SUBJECT PROPERTY LINE
- - - OTHER PROPERTY LINE
- - - RECORD RAILROAD R.O.W.
- EXISTING FENCE (CHAIN LINK)
- EXISTING FENCE (WIRE)
- EXISTING SHUT OFF
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE/POLE
- IRON PIPE / ROD FOUND
- CMF CONCRETE MONUMENT FOUND
- MMF MARBLE MONUMENT FOUND
- ⊥ RAILROAD RAIL (VERT.) FOUND
- CMP CONCRETE MONUMENT PROPOSED
- AG/BG CONCRETE MONUMENT FOUND

- Railroad R.O.W. Notes -

1. Lot C of the surveyed property is traversed by the former right-of-way (R.O.W.) of the Rutland - Canadian Railroad Co., obtained in 1899 from the Stacy Estate (see Commissioners' Award, Vol. 46 Pg. 201). On January 1, 1964, the Rutland Railway Corporation quitclaimed its interests in the R.O.W. to the State of Vermont (Vol. 151 Pages 566 - 576). The R.O.W. is further subject to a Lease Agreement between the State of Vermont and the City of Burlington, dated June 18, 1985 and recorded in Volume 319 at Pages 575 - 587. The land area (1.76 acres) effected by the R.O.W. is NOT included in our survey's summary of Lot C's acreage.
2. The former railroad R.O.W. shown hereon is based on geometry abstracted from Commissioners' Award (Vol. 46 Pg. 201), and from Referenced Plats A, C & E. The railroad monuments depicted on Reference Plan E (ca. 1899) were not recovered in the field during our December 2014 survey. The R.O.W. exact location may vary upon future discovery of such monuments.
3. The R.O.W. width is incorrectly depicted as 82.5' on Reference Plat B. The record width is 79.6' per Reference Plan E and Commissioners' Award (Vol. 46 Pg. 201)

- Location Map -

NOT TO SCALE



Approval of this Lot Line Adjustment plat does not constitute the creation of a separate parcel or lot. It adjusts the physical location of the common boundary of the adjoining parcels or lots. This Lot Line Adjustment has been approved by:

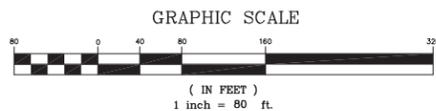
City of Burlington Administrative Officer / Assistant Administrative Officer  
Date: \_\_\_\_\_ Zoning Permit # \_\_\_\_\_

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_, CITY CLERK

- Rail Monument Note -

Six of the surveyed corners of the former Central Vt. Railway property are marked with lengths of railroad rail set vertically in the ground. Their tops are typically 0" - 3" below grade. Finding no punch mark or other distinguishable feature on the rail monuments, surveyors used the center of the rail (shown here with an X), thus:



Lot Coverage Table	
Lot A	
Before Adjustment:	16 %
After Adjustment:	37 %
Lot C	
Before Adjustment:	Negligible
After Adjustment:	Negligible

# 329  
No Exist. Bldgs.

Lot B  
Exist. 9.16 Ac.  
(Not Modified)

Lot A  
Exist. 13.85 Ac.  
to Lot C -7.85 Ac.  
Adjusted: 6.00 Ac.

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 17 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal below.

SEAL

Timothy R. Cowan VT LS 597

SURVEYORS:



CIVIL ENGINEERING ASSOCIATES, INC.  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
802-894-2323 web: www.cae-vt.com

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DRAWN: CEA  
CHECKED: JLM  
APPROVED: TRC

DATE	CHECKED	REVISION

Lot Line Adjustment Between 329 & 351 North Avenue  
**BURLINGTON COLLEGE**  
Burlington, Vermont

DATE: DEC. 18, 2014  
ORIGINAL SCALE: 1" = 80'  
PROJ. NO.: 14215  
DRAWING NUMBER: **BA1**  
SHEET 1 of 1

- Referenced Maps or Plats -

- "Plat of Land 311 & 351 North Avenue, City of Burlington, Vermont", dated 10/18/1974, prepared by Knight Consulting Engineers, Inc. Not of Record.
- "Plat of Survey, Roman Catholic Diocese of Burlington, No. 311 & 351 North Avenue", dated 12/13/2010, prepared by W.A. Robenstien. Not of Record.
- "A Portion of the Central Vermont Railway, Inc. Lands", dated 10/20/1986, prepared by D.L. Hamlin Consulting Engineers, Inc. Burlington Land Records Map Slide 174-28B.
- "Correct Map of Burlington, VT, from Actual Survey Made by Wm. Colt, 1798", drawn by J. Johnson, circa 1810. Burlington Land Records.
- "Location Plans of the Rutland - Canadian Railway, Burlington - Island Park". Circa 1899. State of Vermont Archives.

4 Rods (66') R.O.W.  
Hwys. & Rds. Vol. 1 Pg. 32  
(1826)

NOVA ENTERPRISES LLC  
328 NORTH AVE.

W R C C  
336 NORTH AVE.

RUDDY  
342 NORTH AVE.

MCCORMICK  
346 NORTH AVE.

DEMAG  
366 NORTH AVE.

BURDIN  
372 NORTH AVE.

MAHER  
404, 406 NORTH AVE.

MCSWEENEY  
402 NORTH AVE.

ROSSMAN  
412 NORTH AVE.

SCOTT  
422 NORTH AVE.

NORTH AVENUE

To Institute Rd.

To Lakeview Terrace

**LEGEND**

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- 100' EXISTING CONTOUR
- EXISTING CURB
- ○ EXISTING CHAINLINK FENCE
- EXISTING WIRE FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING GUARD RAIL
- EXISTING ELECTRIC
- FM EXISTING FORCEMAIN
- G EXISTING GAS
- ST EXISTING STORM
- S EXISTING GRAVITY SEWER
- T EXISTING TELEPHONE
- W EXISTING WATER
- EXISTING SWALE
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING CATCH BASIN
- ⊙ EXISTING WELL
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING SHUT OFF
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING GUY WIRE/POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- ⊙ IRON ROD/PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ RAILROAD RAIL FOUND
- ⊙ PROJECT BENCHMARK

TEMPORARY BENCHMARK  
PLASTIC BENCHMARK UTILITY POLE  
ELEV = 223.35

TEMPORARY BENCHMARK  
PLASTIC BENCHMARK UTILITY POLE  
ELEV = 118.39

TEMPORARY BENCHMARK  
NW FLANGE BOLT FIRE HYDRANT  
ELEV = 228.61

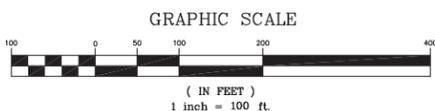
MATCH LINE SEE SHEET C1.2  
MATCH LINE SEE SHEET C1.3

MATCH LINE SEE SHEET C1.1  
MATCH LINE SEE SHEET C1.2

MATCH LINE SEE SHEET C1.1  
MATCH LINE SEE SHEET C1.3

APPROXIMATE LOCATION OF ABANDONED WATER  
SERVICE BASED ON CITY OF BURLINGTON WATER  
DEPARTMENT WATERLINE ARCHIVES

- NOTES**
1. 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 ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
  2. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
  3. PROPERTY LINE INFORMATION IS BASED PLAT ENTITLED "LOT LINE ADJUSTMENT BETWEEN 329 & 351 NORTH AVE BURLINGTON COLLEGE" PREPARED BY CIVIL ENGINEERING ASSOCIATES, INC. DATED DECEMBER 18, 2014. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
  4. SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC. DECEMBER 2014. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD83 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.



SITE ENGINEER:



**CIVIL ENGINEERING ASSOCIATES, INC.**  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
802-864-2323 FAX: 802-864-2271 web: www.cae-vt.com

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DRAWN  
**MAB**

CHECKED  
**JLM**

APPROVED  
**JLM**

OWNER:  
**BURLINGTON COLLEGE**

351 NORTH AVE  
BURLINGTON VERMONT  
05401

PROJECT:  
**PROPERTY LOCATED AT  
311, 329, 351  
NORTH AVE**

BURLINGTON, VT



LOCATION MAP  
1" = 200'

DATE	CHECKED	REVISION

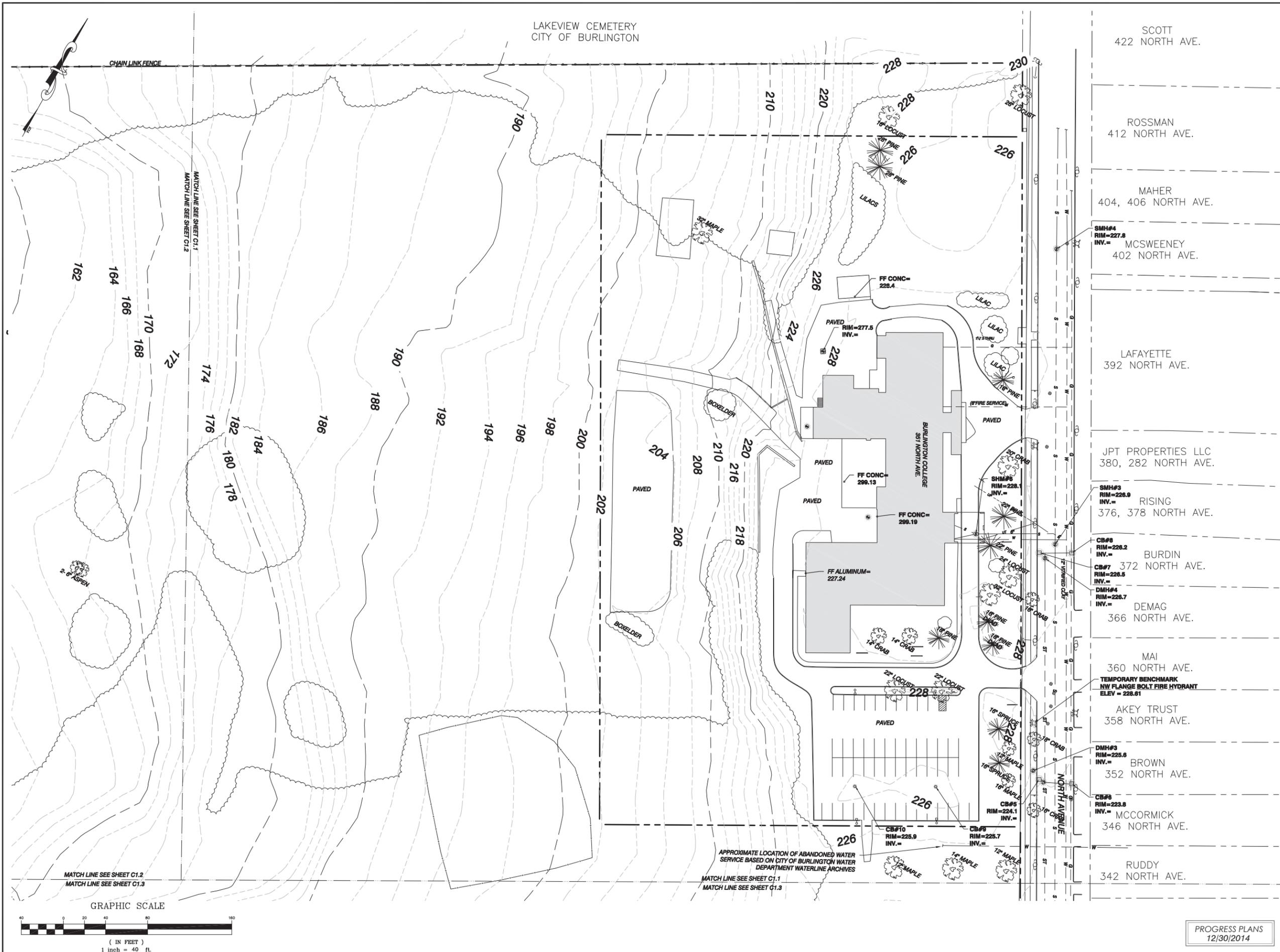
**EXISTING CONDITIONS OVERALL SITE PLAN**

DATE  
SCALE  
1" = 100'

DRAWING NUMBER  
**C1.0**

PROJ. NO.  
14215

PROGRESS PLANS  
12/30/2014



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
802-864-2823 FAX: 802-864-2271 web: www.cae-vt.com

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DRAWN: MAB  
CHECKED: JLM  
APPROVED: JLM

OWNER:  
**BURLINGTON COLLEGE**  
351 NORTH AVE  
BURLINGTON VERMONT 05401

PROJECT:  
**PROPERTY LOCATED AT 311, 329, 351 NORTH AVE**  
BURLINGTON, VT



LOCATION MAP  
1" = 200'

DATE	CHECKED	REVISION

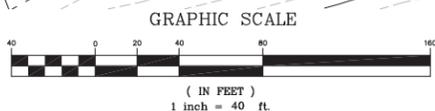
EXISTING CONDITIONS  
PARTIAL SITE PLAN

DATE: 12/30/2015  
DRAWING NUMBER: **C1.1**

SCALE: 1" = 40'  
PROJ. NO.: 14215

P:\AutoCAD Projects\2015\14215\14215\_1\CADD Files\14215\DWG\14215-SITE.dwg, 2/26/2015 4:11:56 PM, kowman, Micro PDF Creator (Pro 9)

PROGRESS PLANS  
12/30/2015

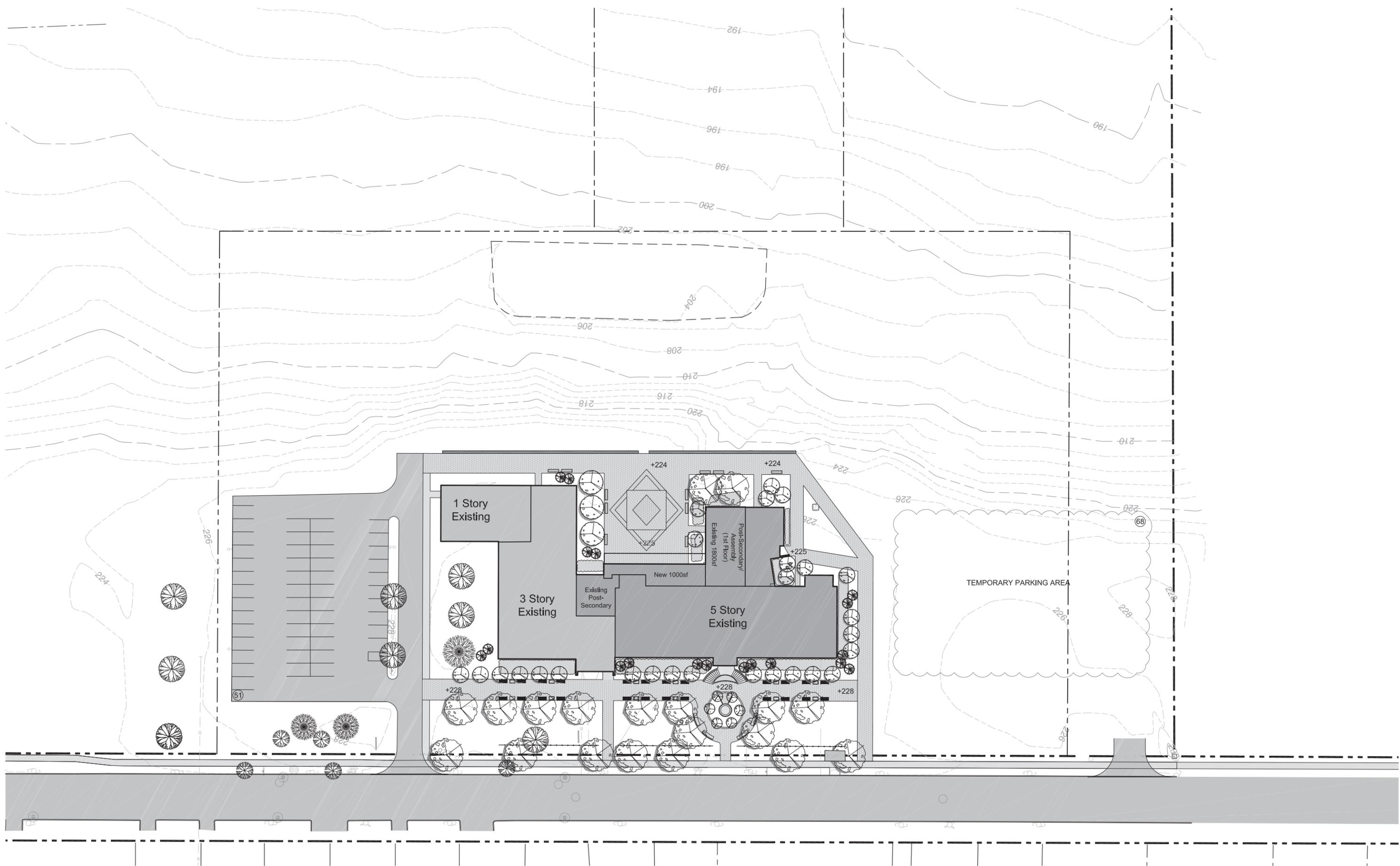


MATCH LINE SEE SHEET C1.2  
MATCH LINE SEE SHEET C1.3

APPROXIMATE LOCATION OF ABANDONED WATER SERVICE BASED ON CITY OF BURLINGTON WATER DEPARTMENT WATERLINE ARCHIVES  
MATCH LINE SEE SHEET C1.1  
MATCH LINE SEE SHEET C1.3







**T. J. Boyle Associates, LLC**

landscape architects planning consultants  
 301 college street burlington vermont 05401 802 658 3555



MJB design by TKD 5/20/2015  
 MJB checked by Jate  
 scale 1" = 30'

**Burlington Orphanage Building**  
 Orphanage Redevelopment Concept

sheet no. **L-100**

revisions	date	revisions	date

Owner  
 Address  
 City, State ZIP



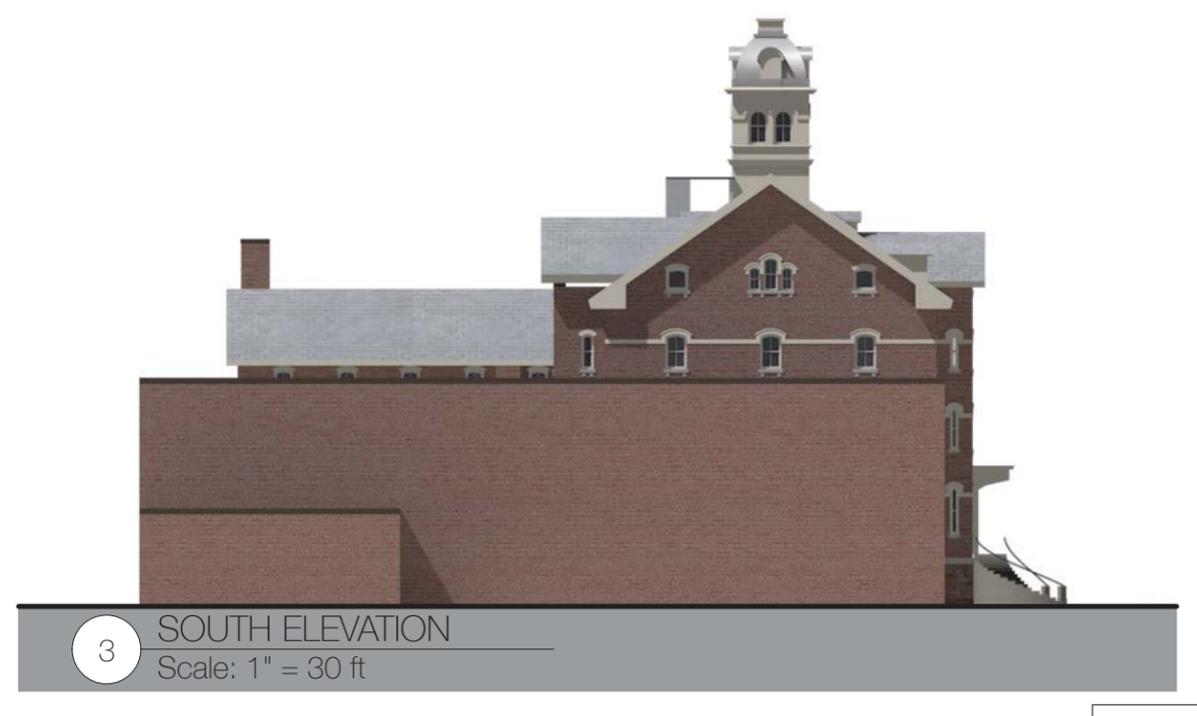
1 EAST ELEVATION  
Scale: 1" = 30 ft



2 NORTH ELEVATION  
Scale: 1" = 30 ft



4 WEST ELEVATION  
Scale: 1" = 30 ft



3 SOUTH ELEVATION  
Scale: 1" = 30 ft

351 NORTH AVE  
BURLINGTON, VERMONT

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DUNCAN • WISNIEWSKI ARCHITECTURE  
A Professional Corporation

SCHEMATIC DESIGN

Duncan Wisniewski ARCHITECTURE  DATE: 05.21.15  
255 SOUTH CHAMPLAIN STREET  
BURLINGTON, VERMONT 05401  
T. 802.864.6693 E





LINCOLN BROWN ILLUSTRATION

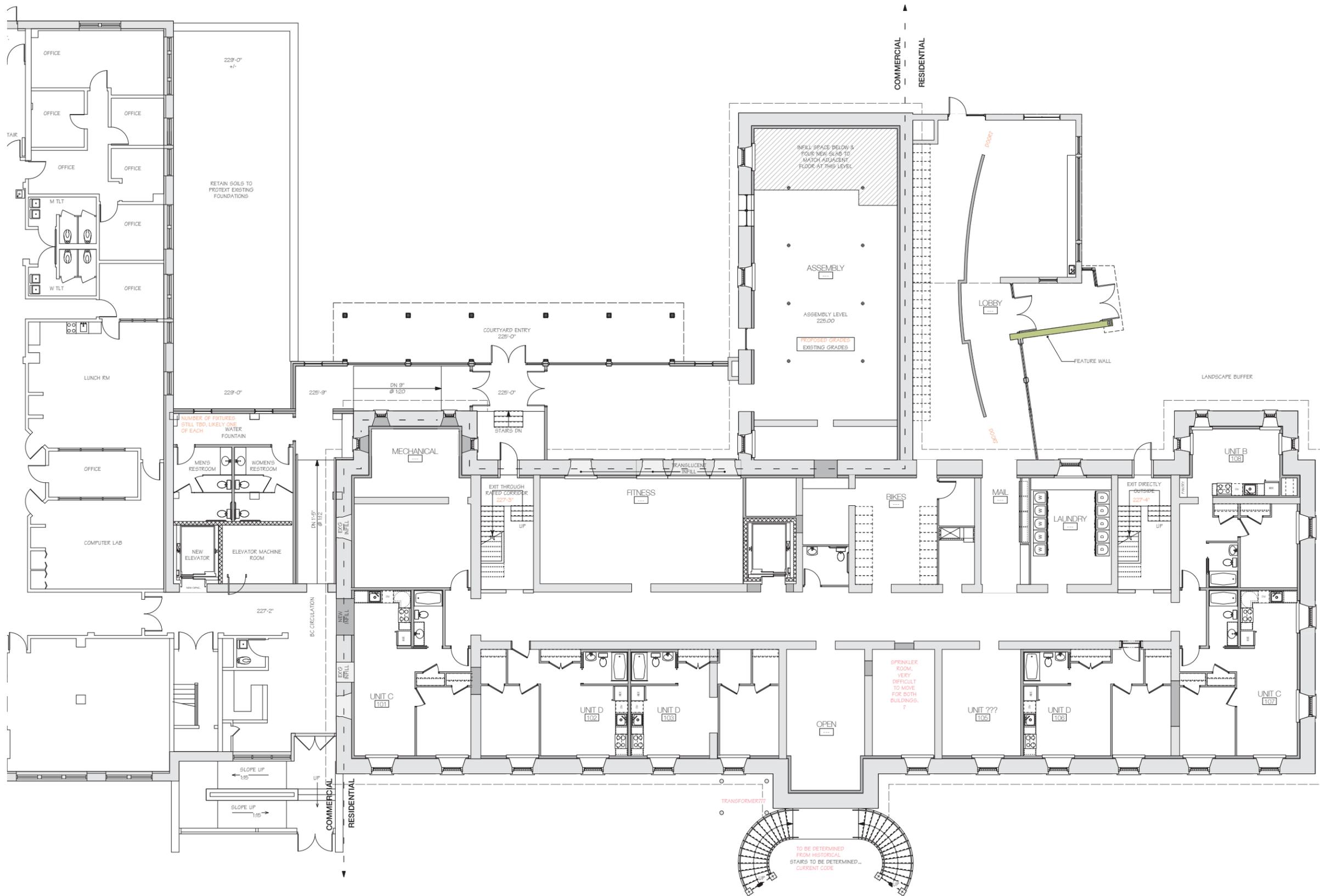


LINCOLN BROWN ILLUSTRATION





LINCOLN BROWN ILLUSTRATION



1 PROPOSED FIRST FLOOR PLAN  
 Scale: 1/8" = 1'-0"  
 0 10 20 30 40 50 FT

# 351 NORTH AVE

BURLINGTON, VERMONT

Duncan  
 Wisniewski  
 ARCHITECTURE

DATE: 05.21.15

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 DUNCAN + WISNIEWSKI ARCHITECTURE  
 A Professional Corporation

SCHEMATIC DESIGN

255 SOUTH CHAMPLAIN STREET  
 BURLINGTON, VERMONT 05401  
 T: 802.864.6693

A1-1.1