

EXISTING CONDITIONS PLAN

ZONING TABLE

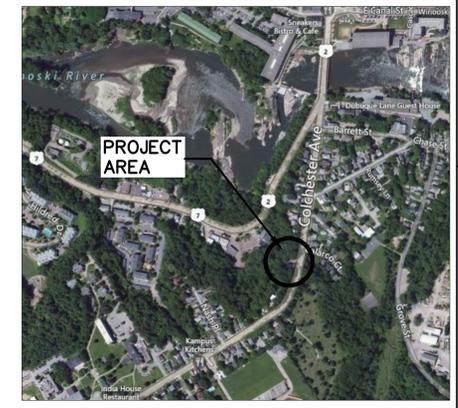
ZONING DISTRICT: RL-LOW DENSITY RESIDENTIAL
CURRENT AND PROPOSED USE: DUPLEX AND ABOVE

	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: 9.98% (4,885 SF) LOT 2: 12.35% (749 SF) LOT 3: 5.92% (442 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



OVERALL SITE LOCATION
0 300 600 1200
SCALE: 1" = 600'

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 - GUSLAINE 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

Stamp

Chkd.

Description

Rev. No.

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Sheet Title: Existing Conditions Plan

Project Title: 380 Colchester Avenue
Burlington, VT

Designed By: MD/KW
Checked By: KW
Drawn By: MD
Scale: 1" = 20'
Date: 02/27/15

ISSUED FOR PERMIT REVIEW
2/27/2015

C1.0
EV#14062