



LOCATION MAP  
SCALE: 1" = 1,000'

CIVIL SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUND	BOUND
BENCHMARK	BENCHMARK
DRILL HOLE	DRILL HOLE
SURVEY POINT	SURVEY POINT
IRON PIN	IRON PIN
TEST PIT	TEST PIT
BORING	BORING
PERC TEST	PERC TEST
CATCH BASIN (SQUARE)	CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)	CATCH BASIN (ROUND)
HEADWALL	HEADWALL
FLARED END SECTION	FLARED END SECTION
STONE APRON	STONE APRON
DRAIN MANHOLE (DMH)	DRAIN MANHOLE (DMH)
DRAINAGE CLEAN OUT	DRAINAGE CLEAN OUT
SANITARY SEWER MANHOLE (SMH)	SANITARY SEWER MANHOLE (SMH)
SANITARY CLEAN OUT	SANITARY CLEAN OUT
HYDRANT	HYDRANT
WATER SHUTOFF	WATER SHUTOFF
TAPPING SLEEVE & VALVE	TAPPING SLEEVE & VALVE
GATE VALVE	GATE VALVE
WELL	WELL
UTILITY POLE	UTILITY POLE
GUY POLE	GUY POLE
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
FLOOD LIGHT	FLOOD LIGHT
LIGHT POST	LIGHT POST
TELEPHONE MANHOLE	TELEPHONE MANHOLE
NATURAL GAS MANHOLE	NATURAL GAS MANHOLE
COMMUNICATION MANHOLE	COMMUNICATION MANHOLE
STEAM MANHOLE	STEAM MANHOLE
BOLLARD	BOLLARD
SINGLE POLE SIGN	SINGLE POLE SIGN
DOUBLE POLE SIGN	DOUBLE POLE SIGN
SPOT ELEVATION	SPOT ELEVATION
ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
DRAINAGE FLOW	DRAINAGE FLOW
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE

CIVIL LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100 MAJOR CONTOUR	100 MAJOR CONTOUR
98 MINOR CONTOUR	98 MINOR CONTOUR
EDGE OF RIVER	EDGE OF RIVER
EDGE OF POND	EDGE OF POND
FLOOD PLAIN	FLOOD PLAIN
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY	RIGHT OF WAY
SETBACK	SETBACK
EASEMENT	EASEMENT
LIMIT OF CONSTRUCTION	LIMIT OF CONSTRUCTION
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SILT FENCE	SILT FENCE
DEMOLITION WORK	DEMOLITION WORK
CENTERLINE	CENTERLINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
CURB	CURB
FENCE (BARBED WIRE)	FENCE (BARBED WIRE)
FENCE (CHAIN LINK)	FENCE (CHAIN LINK)
FENCE (WOODEN)	FENCE (WOODEN)
GUARD RAIL	GUARD RAIL
TREE LINE	TREE LINE
EDGE OF WETLANDS - DELINEATED	EDGE OF WETLANDS - DELINEATED
EDGE OF WETLANDS - APPROXIMATE	EDGE OF WETLANDS - APPROXIMATE
STONE WALL	STONE WALL
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER APPROX.	SANITARY SEWER APPROX.
SEWER FORCEMAIN	SEWER FORCEMAIN
SEWER SERVICE	SEWER SERVICE
DISPOSAL AREA LATERAL	DISPOSAL AREA LATERAL
STORM LINE	STORM LINE
STORM LINE APPROX.	STORM LINE APPROX.
UNDER DRAIN	UNDER DRAIN
FOUNDATION DRAIN	FOUNDATION DRAIN
ROOF DRAIN	ROOF DRAIN
DITCH/SWALE	DITCH/SWALE
TELECOMM	TELECOMM
TELECOMM APPROX.	TELECOMM APPROX.
UNDERGROUND TELECOMM	UNDERGROUND TELECOMM
OVERHEAD TELECOMM	OVERHEAD TELECOMM
ELECTRIC LINE	ELECTRIC LINE
ELECTRIC APPROX.	ELECTRIC APPROX.
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
ELECTRICAL SITE LIGHTING	ELECTRICAL SITE LIGHTING
WATER LINE	WATER LINE
WATER APPROX.	WATER APPROX.
WATER SERVICE	WATER SERVICE
GAS LINE	GAS LINE
GAS APPROX.	GAS APPROX.
CABLE TV	CABLE TV
CABLE TV APPROX.	CABLE TV APPROX.
UNDERGROUND CABLE TV	UNDERGROUND CABLE TV
OVERHEAD CABLE TV	OVERHEAD CABLE TV

ZONING TABLE			
NEIGHBORHOOD MIXED USE DISTRICT			
CRITERIA	LIMITATION	EXISTING	PROPOSED
INTENSITY	2.0 FAR MAX.	0.26	0.63
LOT COVERAGE	80% MAX.	41%	58%
FRONT BUILDING SETBACK	0 FT. MIN.*	21 FT.	11 FT.
SIDE/REAR BUILDING SETBACK	0 FT. MIN.**	3 FT.	3 FT.
BUILDING HEIGHT	22 FT. MIN. 35 FT. MAX.		35 FT.
* A MIN. SETBACK OF 10' IS REQUIRED ALONG FLYNN AVE. AND PINE ST.			
** STRUCTURES SHALL BE SET BACK A MIN. OF 15 FT. FROM ANY RESIDENTIAL ZONING DISTRICT BOUNDARY LINE			
OVERLAY DISTRICTS			
DISTRICT		EXISTING	PROPOSED
WETLAND CONSERVATION ZONE	DISTURBANCE IN 50' BUFFER	5,140 SF	4,110 SF
	DISTURBANCE BETWEEN 50' & 100' BUFFER	16,290 SF	16,180 SF
RIPARIAN AND LITTORAL CONSERVATION ZONE	DISTURBANCE 100' UPLAND OF ENGLSBY BROOK	11,560 SF	10,581 SF
STEEP SLOPES DISTRICT	AREAS STEEPER THAN 15%	18,250 SF	18,250 SF

PARKING TABLE		
CRITERIA	EXISTING	PROPOSED
TOTAL SPACES	56	106
ADA ACCESSIBLE	2	5
EV CHARGING	0	2
TANDEM	0	8

Stamp

Date	Description

**ENGINEERING VENTURES PC**  
 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 s. 802-863-6225  
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 s. 603-442-9333  
 414 Union Street, Schenectady, NY 12305 s. 518-630-9614  
 www.engineeringventures.com

DUNCAN WISNIEWSKI  
 ARCHITECTURE  
 255 SOUTH CHAMPLAIN STREET  
 BURLINGTON, VT 05401  
 (802) 864-6693

COVER SHEET  
 HOWARD CENTER REDEVELOPMENT  
 855 PINE STREET/300 FLYNN AVENUE  
 CITY OF BURLINGTON, CHITTENDEN COUNTY, VERMONT

Sheet Title:	
Project Title:	
EV Project #	22488
Drawn By:	JG
Checked By:	KW
Scale:	
Date:	03/17/2023

C0.0