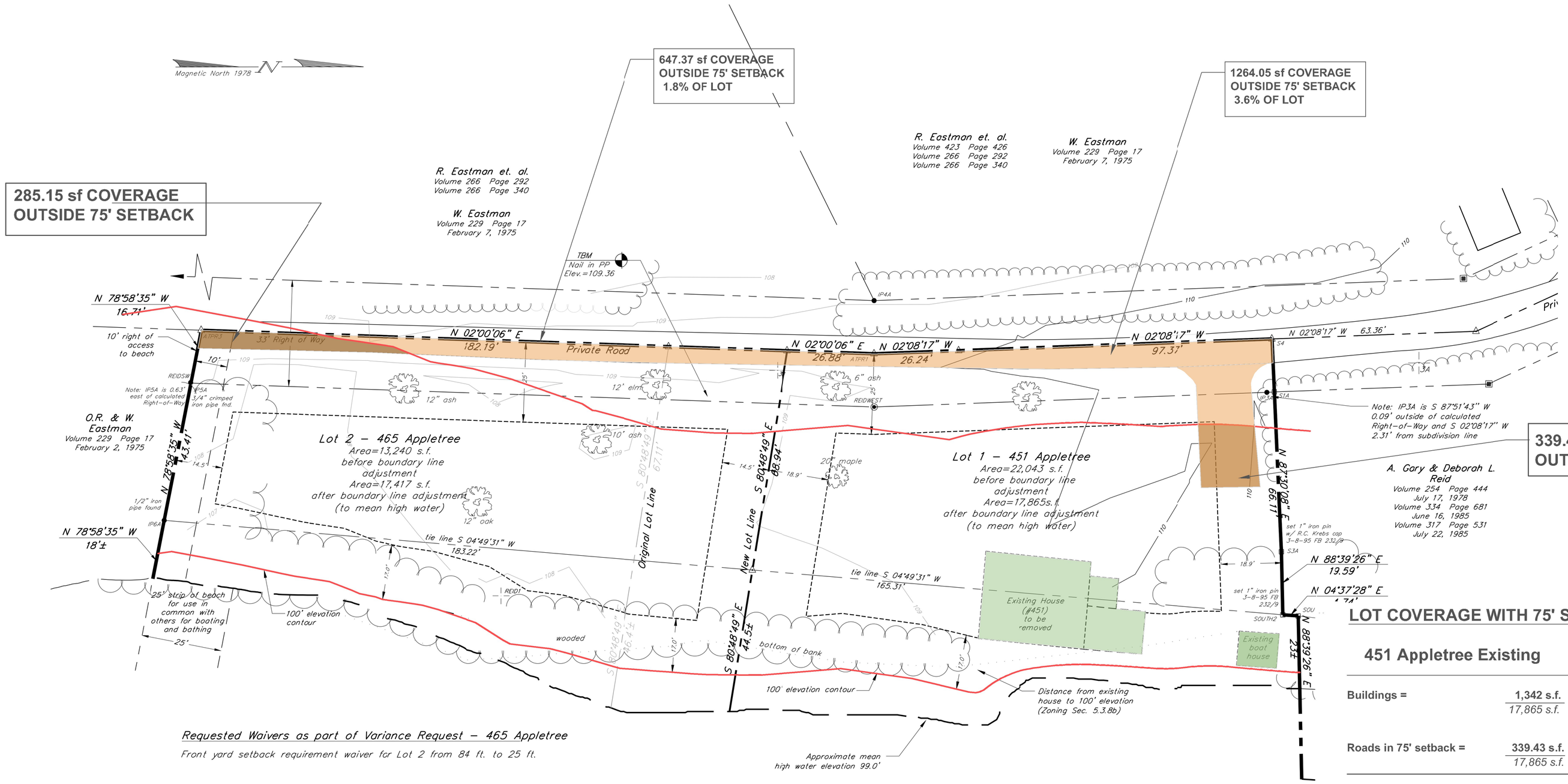

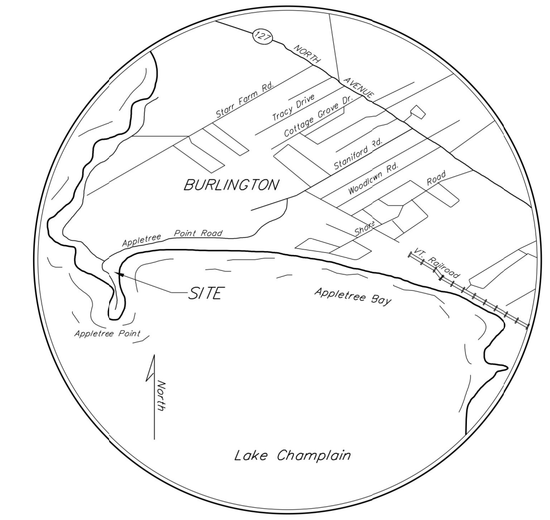

LOCATION MAP

Requested Waivers as part of Variance Request – 465 Appletree

Front yard setback requirement waiver for Lot 2 from 84 ft. to 25 ft.

Requested Waivers as part of Variance Request – 451 Appletree

Front yard setback requirement waiver for Lot 1 from 196 ft. to 25 ft.

LOT COVERAGE WITH 75' SETBACK

451 Appletree Existing

Buildings =	1,342 s.f. / 17,865 s.f.	= 7.5% of Lot 1
Roads in 75' setback =	339.43 s.f. / 17,865 s.f.	= 1.9% of Lot 1
	7.5% + 1.9%	= 9.4% within 75' of Lot 1
Roads Outside 75' setback =	1,264.05 s.f. / 17,865 s.f.	= 7.1% of Lot 1
	9.4% + 7.1%	= 16.5% Total coverage of Lot 1

465 Appletree Existing

Buildings =	0 / 17,417 s.f.	= 0% of Lot 2
Roads in 75' setback =	285.15 s.f. / 17,417 s.f.	= 1.6% of Lot 2
	0% + 1.6%	= 1.6% within 75' of Lot 2
Roads Outside 75' setback =	647.37 s.f. / 17,417 s.f.	= 3.7% of Lot 2
	1.6% + 3.7%	= 5.3% Total coverage of Lot 2

0' 10' 20' 40' 60' 80' 100'

BAR SCALE 1" = 20'

Engineer's certification as follows:

It is hereby certified that, to the best of my knowledge, plat fully complies with all engineering requirements set forth in the subdivision regulations of the City of Burlington and all other published engineering requirements of Burlington, Vermont:

Scott W. Homsted P.E. #7893

Surveyor's certification as follows:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size type and materials are correctly shown.

Ian A. Jewkes L.L.S. 639

Applicant's certification as follows:

State of Vermont, County of Chittenden, City of Burlington

"The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies taht this plat was made from an actual survey"

Agent/Owner Date

Certificate of City Engineer, as follows:

"I, _____, City Engineer, do hereby certify that the subject plat has been examined by me and found to comply with the engineering requirements set forth in the regulations governing plats of subdivided land adopted by the City Council, with the following exceptions: "

City Engineer

Certificate of the Superintendent of City Parks, as follows:

"I, _____, Superintendent of Parks do hereby certify that the subject plat has been examined by me and found to comply with the street planting requirements and park area requirements set forth in the regulations governing plats of subdivided land adopted by the City Council with the following exceptions: "

City Superintendent of Parks

Certification of the City Fire Marshal as follows:

"I, _____, Fire Marshal, do hereby certify that the subject plat has been examined by me and found to comply with the fire prevention requirements set forth in this chapter governing plats of subdivided land adopted by the City Council with the following exceptions: "

City Fire Marshal

Approved by resoution of the City of Burlington Development Review Board on the _____ day of _____, 20____. Subject to all requirements and conditions of The Comprehensive Development Ordinance of the City of Burlington, Vermont." Signed this _____ day of _____, 20____ by

Witness DRB Chair

Zoning Permit/Certificate of Appropriateness # _____

Survey Notes:

1. All bearings are calculated and referenced to magnetic north. Magnetic north is based on a survey plat entitled, Boundary Survey, Strathmore at Appletree Point, Krebs & Lansing, Job No. 78122. Astronomic north is 15°23'43" east of magnetic north as determined from a solar observation taken at ROWPCIN backsighting Point 3 on September 18, 1991.
2. A closed traverse was completed in September 1991 using a theodolite (Wild T-2 S/N 286841), and electronic distance meter (AGA Geodometer 112 S/N 23164) and a steel tape.
3. The plat of survey is for the sole use of David & Brianne Chase, and use by other property owners, private or municipal, is specifically unauthorized.
4. Any boundary determination, based on deeds or documents recorded in the public records by which title or rights were conveyed to David & Brianne Chase or rights or title in lands of David & Brianne Chase were otherwise delineated, is subject to the accuracy and legality of those deeds or documents. Where those deeds or documents are improperly executed as a matter of law or contain errors or omissions in fact, or contain or are based upon erroneous conclusions of law, then the indicated boundaries may not be valid.
5. In addition to this plat of survey, keys to the title of the lands of David & Brianne Chase were prepared. These documents include chains of title for David & Brianne Chase and adjacent property owners as well as a Surveyor's Report delineating the logic, analysis and decision making process for boundary determination. The Surveyor's Report is part of this survey.

Deed References

Grantor		Grantee	Volume	Page	Recording Date
Susan Shepherd	to	David S. & Brianne E. Chase	705	329	November 11, 2001
A. Gary and Deborah L. Reid	to	Susan Shepherd	669	144	January 25, 2001
Andrew Michael Shepherd	to	Susan Shepherd	669	140	January 17, 2001
A. Gary and Deborah L. Reid	to	Andrew M. & Susan Reid Shepherd	519	405	December 28, 1994
A. Gary and Deborah L. Reid	to	Andrew M. & Susan Reid Shepherd	499	255	December 29, 1993
Oliver R. Eastman, et. al.	to	A. Gary and Deborah L. Reid	334	681	June 16, 1986
Ethel E. Reid	to	A. Gary and Deborah L. Reid	317	531	July 22, 1985

Planning and Zoning Information

Owner/Applicant:
Alfred R. & Cheryl L. Senecal
60 Upper Main Street
Essex Junction, VT 05452

Area:
0.81 acres (to mean high water elevation – 99')

Zoned:
Waterfront Residential (WR.)
Tax Map ID: 030-3-006-002
The proposed subdivision will be served by municipal water and sewer.

Existing Lot Coverage

Buildings =	1,347 s.f. / 35,283 s.f.	= 3.8% of total lot area
Roads/Driveways: =	2,536 s.f. / 35,283 s.f.	= 7.2% of total lot area
Total Coverage =	(1,347 + 2,536) / 35,283 s.f.	= 12.0% of total lot area

Proposed Lot Coverage

451 Appletree

Buildings =	1,342 s.f. / 17,865 s.f.	= 7.5% of Lot 1
Roads/Driveways: =	2,190 s.f. / 17,865 s.f.	= 12.3% of Lot 1
Total Coverage =	(1,342 + 2,190) / 17,865 s.f.	= 19.8% of Lot 1

465 Appletree

Buildings =	2,512 s.f. / 17,417 s.f.	= 14.4% of Lot 2
Roads/Driveways: =	2,680 s.f. / 17,417 s.f.	= 15.4% of Lot 2
Total Coverage =	(2,512 + 2,680) / 17,417 s.f.	= 29.8% of Lot 2

Boundary Notes

1. The original boundary of the property conveyed to David & Brianne Chase by Susan Reid Shepherd was surveyed by Krebs & Lansing Consulting Engineers. See Map Reference #1.

Map References

1. Plan entitled "Subdivision Plat, A. Gary & Deborah L. Reid", by Krebs & Lansing Consulting Engineers, Project #91124, dated December 9, 1991.

Legend

- Property line / right of way
- Setback line
- High water elevation 99.0
- Bottom of lake shore bank
- Edge of woods
- Traverse point
- Iron pipe or rebar recovered
- 3/4" iron pipe found
- Concrete monument recovered
- 1" iron pin set
- Calculated point

Progress Print 2-18-15

Date revised	Description	Checked	Date

Surveyed MRT/DJS
Drawn FMP/SWH
Checked SWH
Scale 1" = 20'
Date Feb. 17, 2015
Project 14132

Boundary Line Adjustment

Property of
Alfred R. & Cheryl Senecal

451 & 465 Appletree Point Road Burlington, Vermont

KREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446

Field Book 185
451-465 appletree

1

ANNOTATED SUBMITTAL TO ADDRESS DRB QUESTIONS OF JUNE 1. 2015