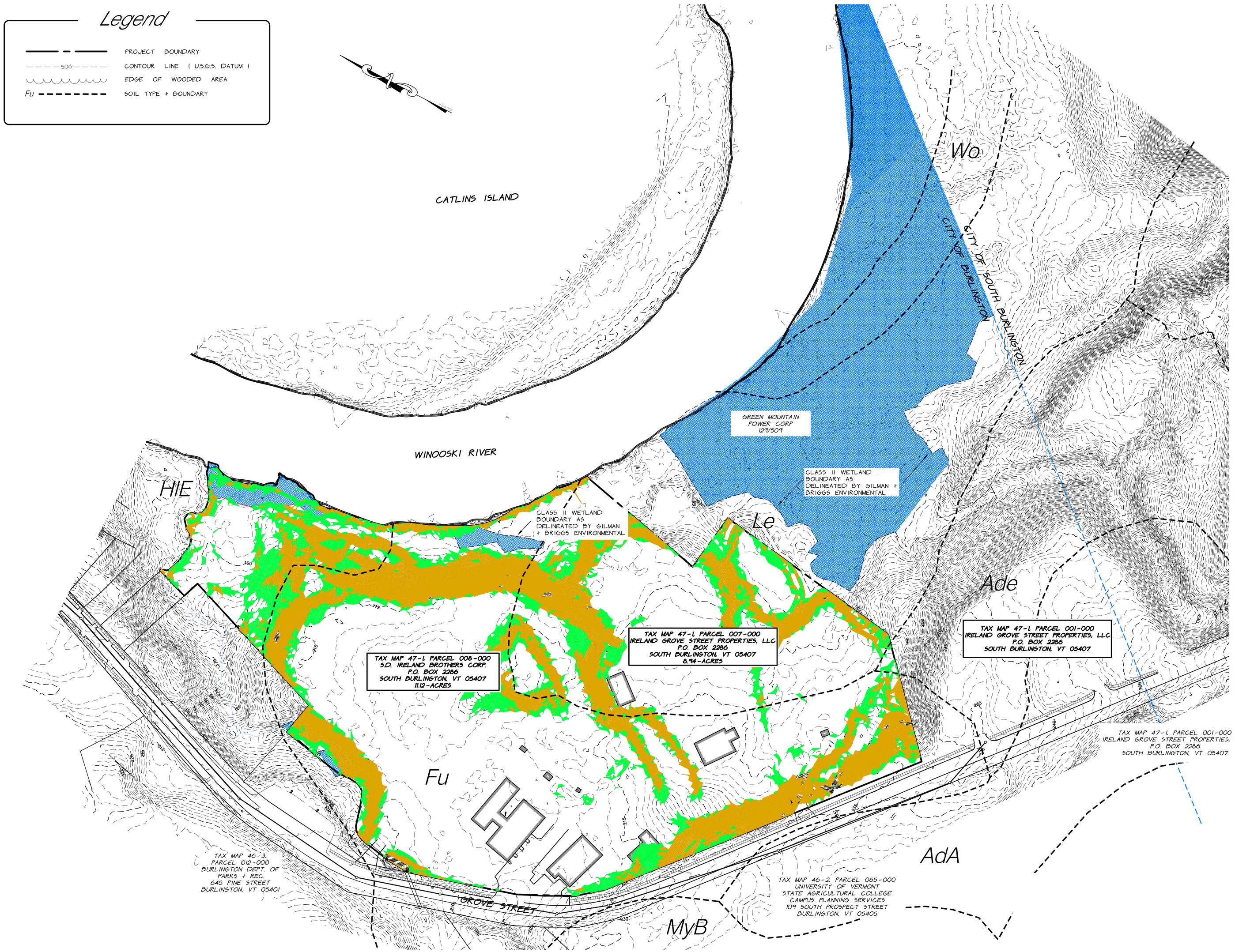
Legend

- PROJECT BOUNDARY
- 506 CONTOUR LINE (U.S.G.S. DATUM)
- EDGE OF WOODED AREA
- Fu SOIL TYPE + BOUNDARY



Zoning Information

ZONING DISTRICT: RESIDENTIAL - LOW DENSITY

DIMENSIONAL REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM ROAD FRONTAGE	60'	1,250'
MINIMUM LOT SIZE	10,000 S.F.	N/A
MAXIMUM DENSITY	7 UNITS/AC.	N/A
MAX. LOT COVERAGE	50%	44.6%
MINIMUM FRONT SETBACK	AVG. OF 2 ADJACENT LOTS ON BOTH SIDES	14'
MINIMUM SIDE SETBACK*	10% OF LOT WIDTH	>20'
MINIMUM REAR SETBACK**	25% OF LOT DEPTH	>75'
MINIMUM WATERFRONT SETBACK	75'	>75'

*NOT TO EXCEED 20'
**NOT TO EXCEED 75'

Buildable Area Calculation

TOTAL LOT SIZE - 20.87 ACRES (908,960 SQ. FT.)

-LESS PORTIONS OF THE PROPERTY COVERED BY STREAMS, PONDS, LAKES, WETLANDS, AND OTHER BODIES OF WATER; AND LANDS WITH A SLOPE IN EXCESS OF 30%.

- SLOPES GREATER THAN 30% - 189,751 SQ. FT.
- WETLANDS - 18,945 SQ. FT.

-THE DRB MAY UNDER CONDITIONAL USE CRITERIA ALLOW UP TO 50% OF THE MAXIMUM BUILDING DENSITY OR LOT COVERAGE TO BE CALCULATE ON LANDS WITH A SLOPE BETWEEN 15-30%.

- SLOPES BETWEEN 15% AND 30% - 107,530 SQ. FT.

TOTAL UNBUILDABLE AREA = 6.03 ACRES (262,461 SQ. FT.)
(189,751 SQ. FT. + 18,945 SQ. FT. + (107,530*50%) = 262,461 SQ. FT.)

TOTAL BUILDABLE AREA - 14.84 ACRES (646,499 SQ. FT.)
(908,960 SQ. FT. - 262,461 SQ. FT. = 646,499 SQ. FT.)

Density Calculation

BASE DENSITY: 8.75 D/U PER ACRE
8.75 D/U/ACRE X 14.84 BUILDABLE ACRES = 129.85 UNITS

RESIDENTIAL CONVERSION BONUS*: 8 D/U PER ACRE
8.00 D/U/ACRE X 14.84 BUILDABLE ACRES = 118.72 UNITS

TOTAL ALLOWABLE DENSITY** = **248.57 UNITS**
(38 INCLUSIONARY UNITS + 210 MARKET RENT UNITS)

*PER SECTION 4.4.5 (D), TABLE 4.4.5-7. THE SECTION ALSO ALLOWS FOR A MAX. LOT COVERAGE OF 50%

**PER SECTION 9.19, TABLE 9.19-1 A TOTAL OF 15% OF ALL UNITS ARE REQUIRED TO BE INCLUSIONARY UNITS. THIS PARCEL WOULD THEN ALLOW FOR 38 INCLUSIONARY UNITS AND 212 MARKET RENT UNITS FOR A TOTAL OF 250 RESIDENTIAL UNITS.

Soil Information

FU - FILL LAND	12.94 ACRES
HIE - HARTLAND VERY FINE SANDY LOAM, 25 TO 60 PERCENT SLOPES	1.99 ACRES
LE - LIMERICK SILT LOAM	5.90 ACRES
ADE - ADAMS AND WINDSOR LOAMY SAND, 30 TO 60 PERCENT SLOPES	.04 ACRES
	20.87 ACRES TOTAL

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

STATE OF VERMONT PAUL J. O'LEARY, JR. No. 5477 REGISTERED PROFESSIONAL ENGINEER

DATE	9/3/14
REVISION	Updated for Final Submittal
SURVEY	OBCA
DESIGN	OTHERS/OBCA
DRAWN	BJB/BWC
CHECKED	PJO
SCALE	1"= 100'

RECORD DRAWING ☐ PRELIMINARY
FINAL ■ SKETCH/CONCEPT

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: poleary@olearyburke.com

IRELAND PROPERTY

Grove Street — Burlington, VT

EXISTING CONDITIONS PLAN

BY	BWC
DATE	7-23-14
JOB#	2011-52
FILE	2011-52-S9
PLAN SHEET #	S1