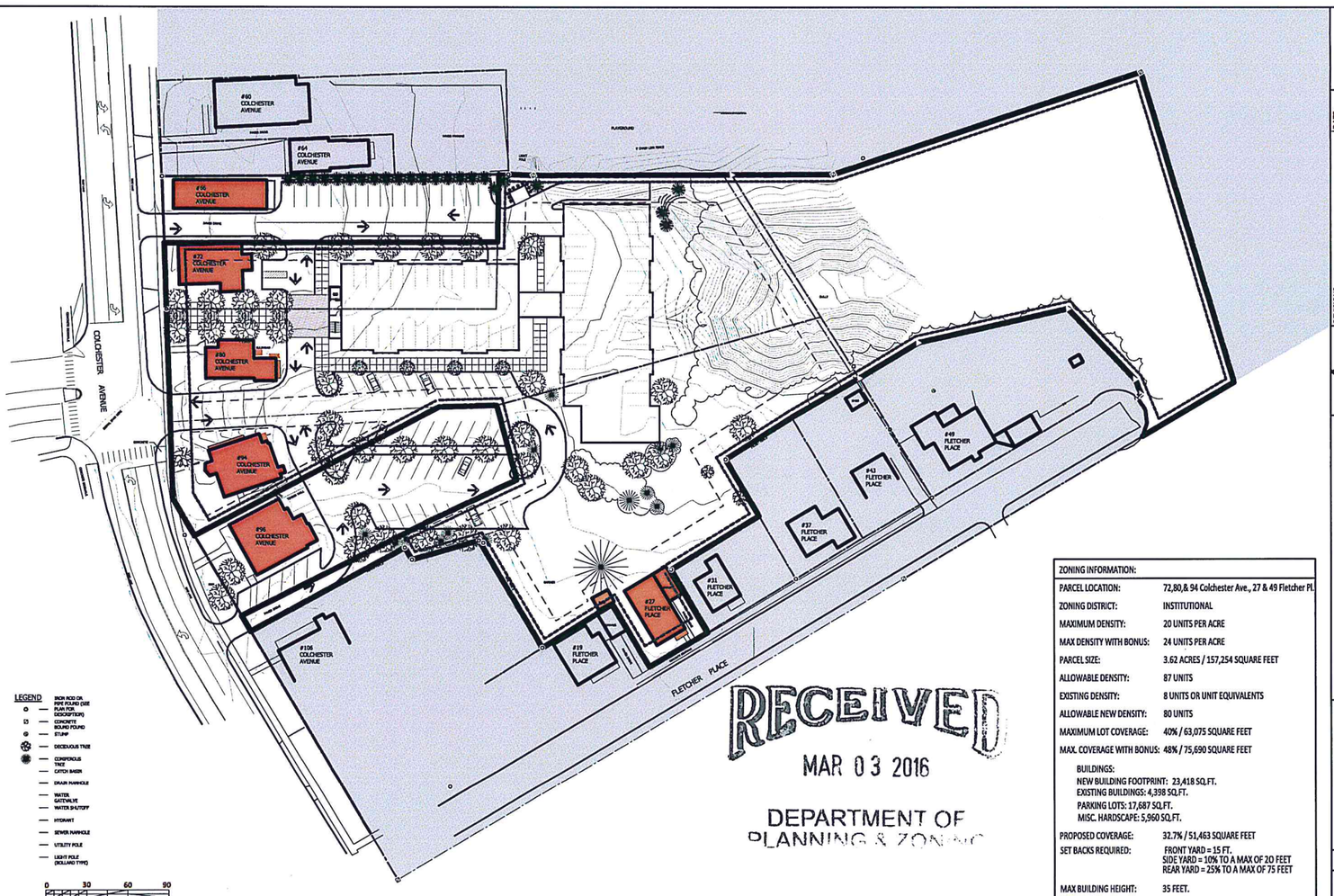


MASTER PLAN
SCALE: 1" = 30'-0"

RECEIVED
MAR 03 2016
DEPARTMENT OF PLANNING & ZONING

ZONING INFORMATION:	
PARCEL LOCATION:	72,80,& 94 Colchester Ave., 27 & 49 Fletcher Pl.
ZONING DISTRICT:	INSTITUTIONAL
MAXIMUM DENSITY:	20 UNITS PER ACRE
MAX DENSITY WITH BONUS:	24 UNITS PER ACRE
PARCEL SIZE:	3.62 ACRES / 157,254 SQUARE FEET
ALLOWABLE DENSITY:	87 UNITS
EXISTING DENSITY:	8 UNITS OR UNIT EQUIVALENTS
ALLOWABLE NEW DENSITY:	80 UNITS
MAXIMUM LOT COVERAGE:	40% / 63,075 SQUARE FEET
MAX. COVERAGE WITH BONUS:	48% / 75,690 SQUARE FEET
BUILDINGS: NEW BUILDING FOOTPRINT: 23,418 SQ.FT. EXISTING BUILDINGS: 4,398 SQ.FT. PARKING LOTS: 17,687 SQ.FT. MISC. HARDSCAPE: 5,960 SQ.FT.	
PROPOSED COVERAGE:	32.7% / 51,463 SQUARE FEET
SET BACKS REQUIRED:	FRONT YARD = 15 FT. SIDE YARD = 10% TO A MAX OF 20 FEET REAR YARD = 25% TO A MAX OF 75 FEET
MAX BUILDING HEIGHT:	35 FEET.

REVISIONS:
SITE PLAN APPLICATION — DATE: 9/8/2015
REVISED SKETCH PLAN — DATE: 12/1/2015
REVISED SKETCH PLAN APPLICATION — DATE: 12/2/2015

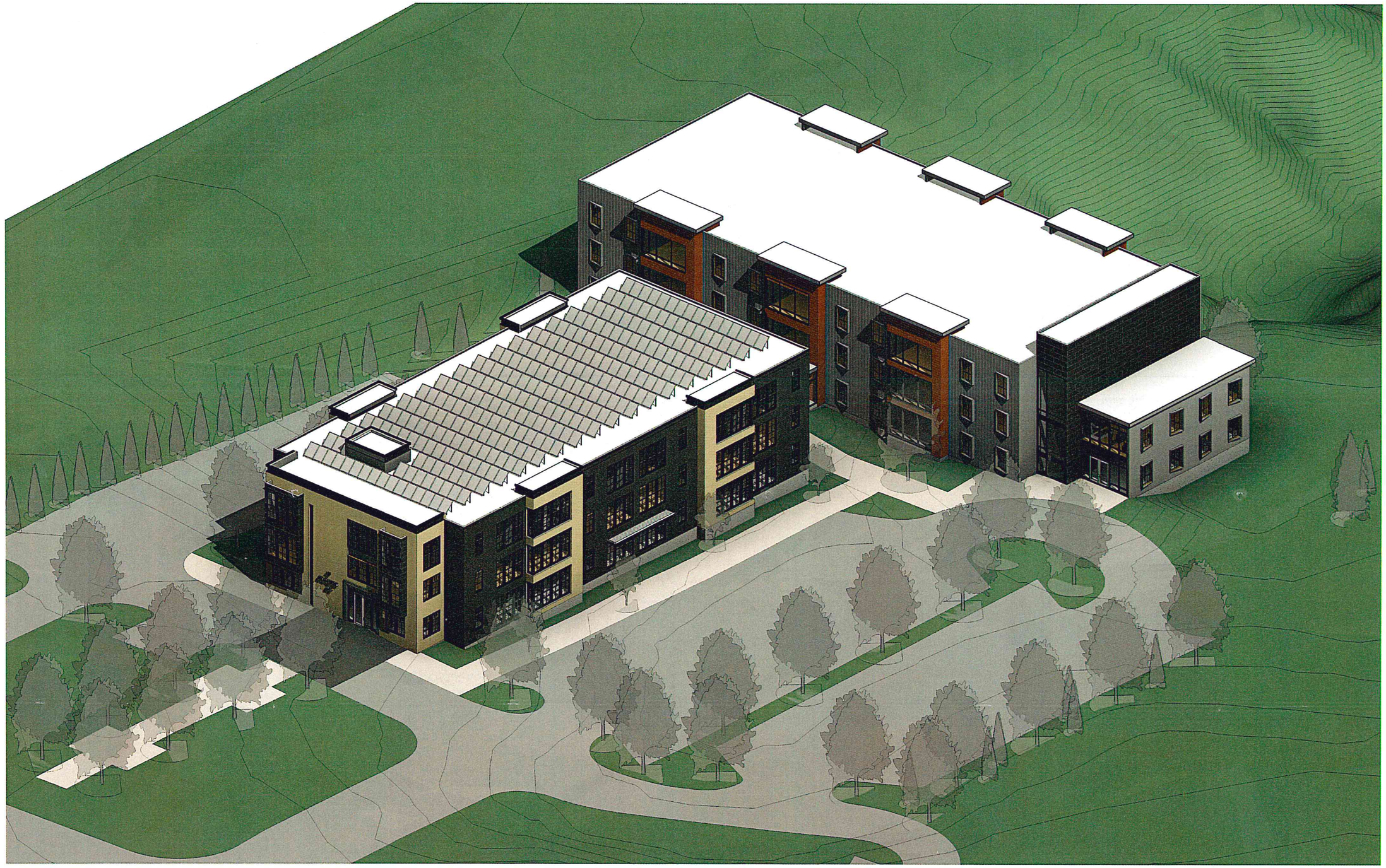
SKETCH MASTER PLAN
72,80,94 COLCHESTER AVENUE- 27 FLETCHER PL.
MILLER - VONTURKOVICH
BURLINGTON, VERMONT

Rabideau Architects

PROJECT # 1412

SHEET NUMBER
SP-1

DATE: 8/12/2015



PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

No.	Description	Date

3D VIEWS
SCALE:

72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH
BURLINGTON, VERMONT

Rabideau Architects

PROJECT #: 1412

SHEET NUMBER

A902

08/05/2015

1 VIEW FROM ENTRANCE AT COLCHESTER AVE

2 VIEW FROM PARKING LOT BEHIND DOCTORS OFFICE

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

No.	Description	Date

3D VIEWS
SCALE:

72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH
BURLINGTON, VERMONT

RabideauArchitects
560 Hinesburg Road
Suite 101
South Burlington, VT 05403
802-813-0022
RabideauArchitects.com

PROJECT #: 1412

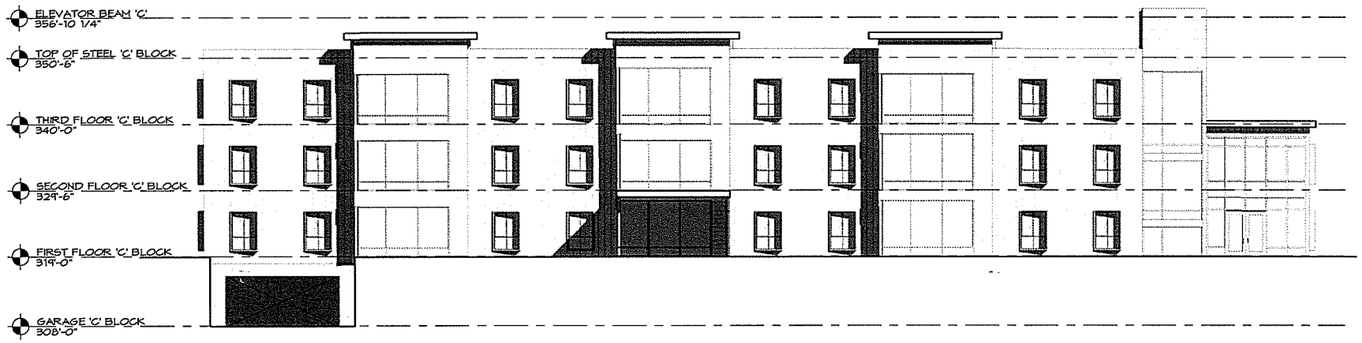
SHEET NUMBER

A901

08/05/2015

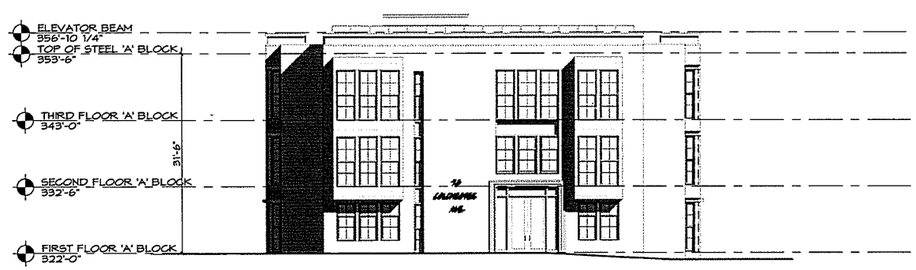
2 NORTH ELEVATION BLDG 2

3/32" = 1'-0" Referenced from: A102



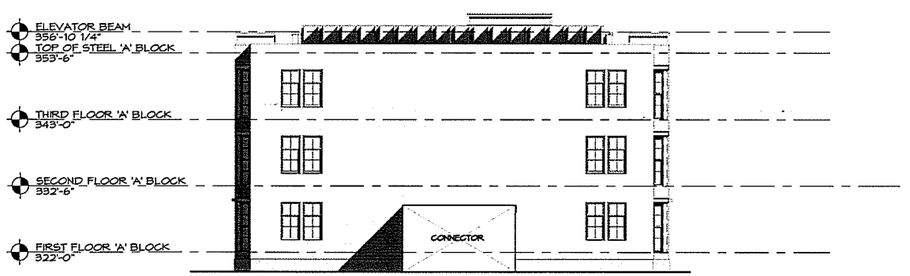
3 SOUTH ELEVATION BLDG 2

3/32" = 1'-0" Referenced from: A102



4 SOUTH ELEVATION

3/32" = 1'-0" Referenced from: A102



1 NORTH ELEVATION BLDG 1

3/32" = 1'-0" Referenced from: A102

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

No.	Description	Date

EXTERIOR BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
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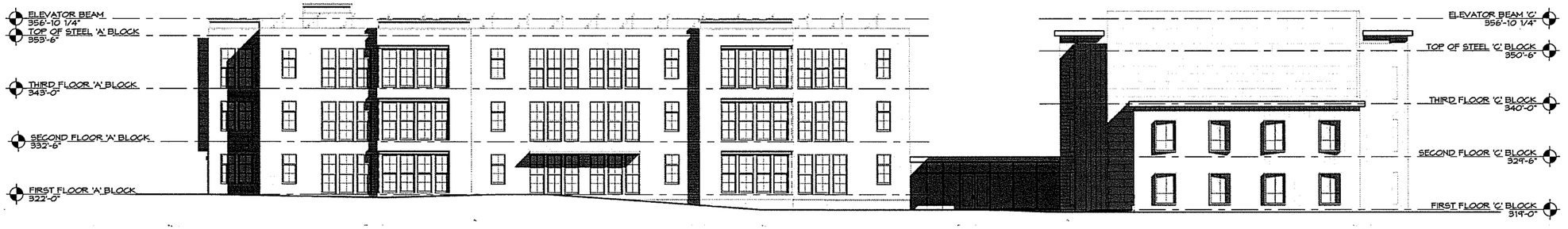
PROJECT #: 1412

SHEET NUMBER

A202

08/05/2015



1 **EAST ELEVATION**
3/32" = 1'-0" Referenced From: A102

3 **WEST ELEVATION**
3/32" = 1'-0" Referenced From: A102

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Description	Date

REVISIONS

EXTERIOR BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH
BURLINGTON, VERMONT

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PROJECT #: 1412

SHEET NUMBER

A201

08/05/2015