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PLANNING & ZONING

PHOTO RENDERING FROM NORTH WEST

289 COLLEGE STREET

BURLINGTON, VERMONT

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T: 802.864.6693

DATE: 03.12.2015

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T: 802.864.6693

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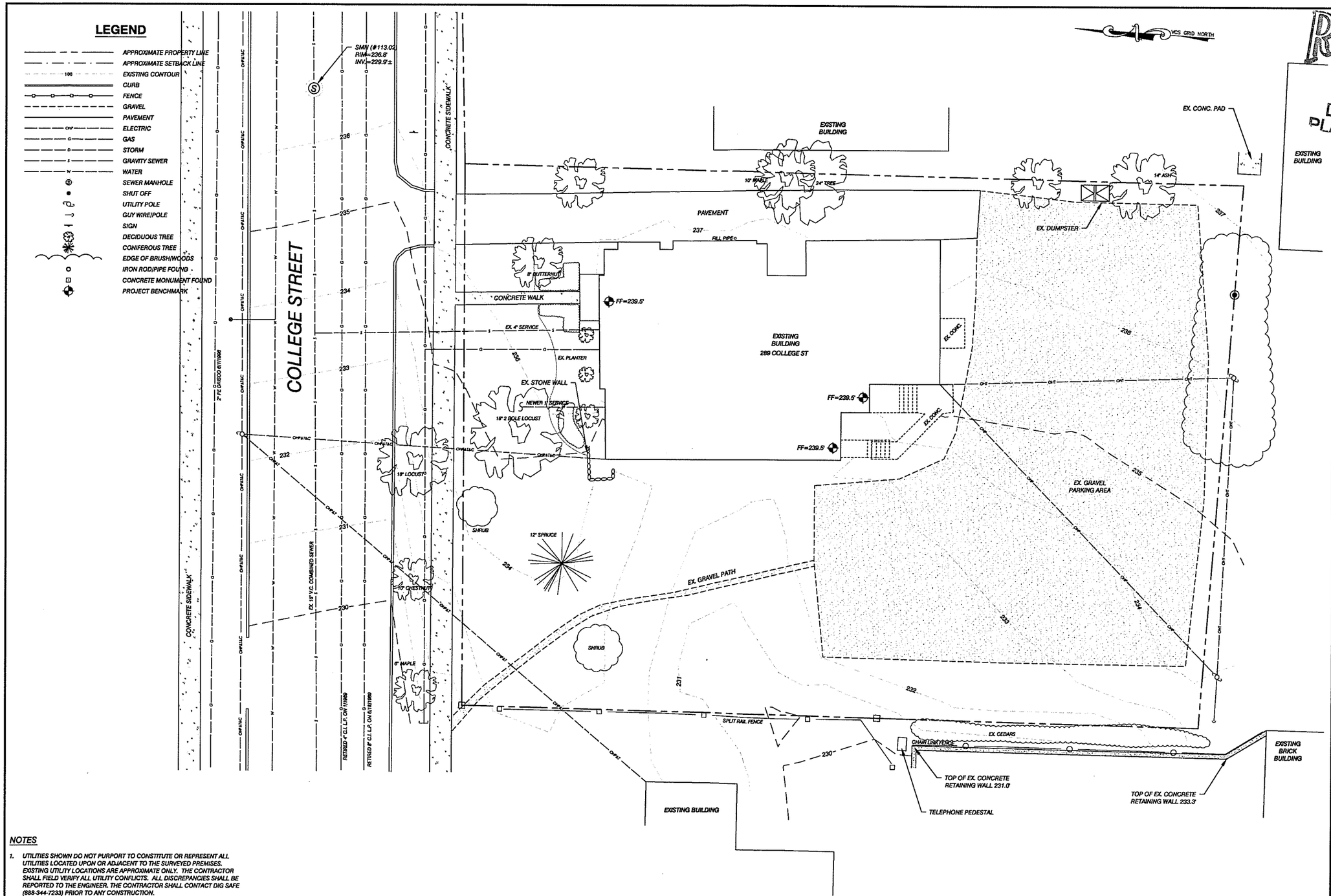

PROGRESS PLANS
03/12/2015

NOTES

1. 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 ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO USED AS ONE.
3. SITE INFORMATION & TOPOGRAPHY IS BASED ON A FIELD SURVEY PERFORMED BY BRADFORD L. HOLDEN SEPTEMBER 2014 AND HAS NOT BEEN FIELD VERIFIED BY CEA. BRADFORD L. HOLDEN SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL). VERTICAL DATUM WAS DERIVED FROM NGS BENCH MARK A65 (PID-PG1569) NAVD 88 DATUM. ELEVATION = 287.40 FEET (GEOID 12A).

SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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289-291 COLLEGE STREET
BURLINGTON VERMONT
05401

PROJECT:
289 COLLEGE STREET ASSOCIATES
289-291 COLLEGE STREET
BURLINGTON, VT

LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION
11/26/14	PBS	LOCAL SUBMITTAL
03/12/15	PBS	LOCAL REVISIONS

EXISTING CONDITIONS SITE PLAN PERMIT PLANS

DATE: 10/20/2014
SCALE: 1" = 10'
PROJ. NO.: 14216
DRAWING NUMBER: C1.0

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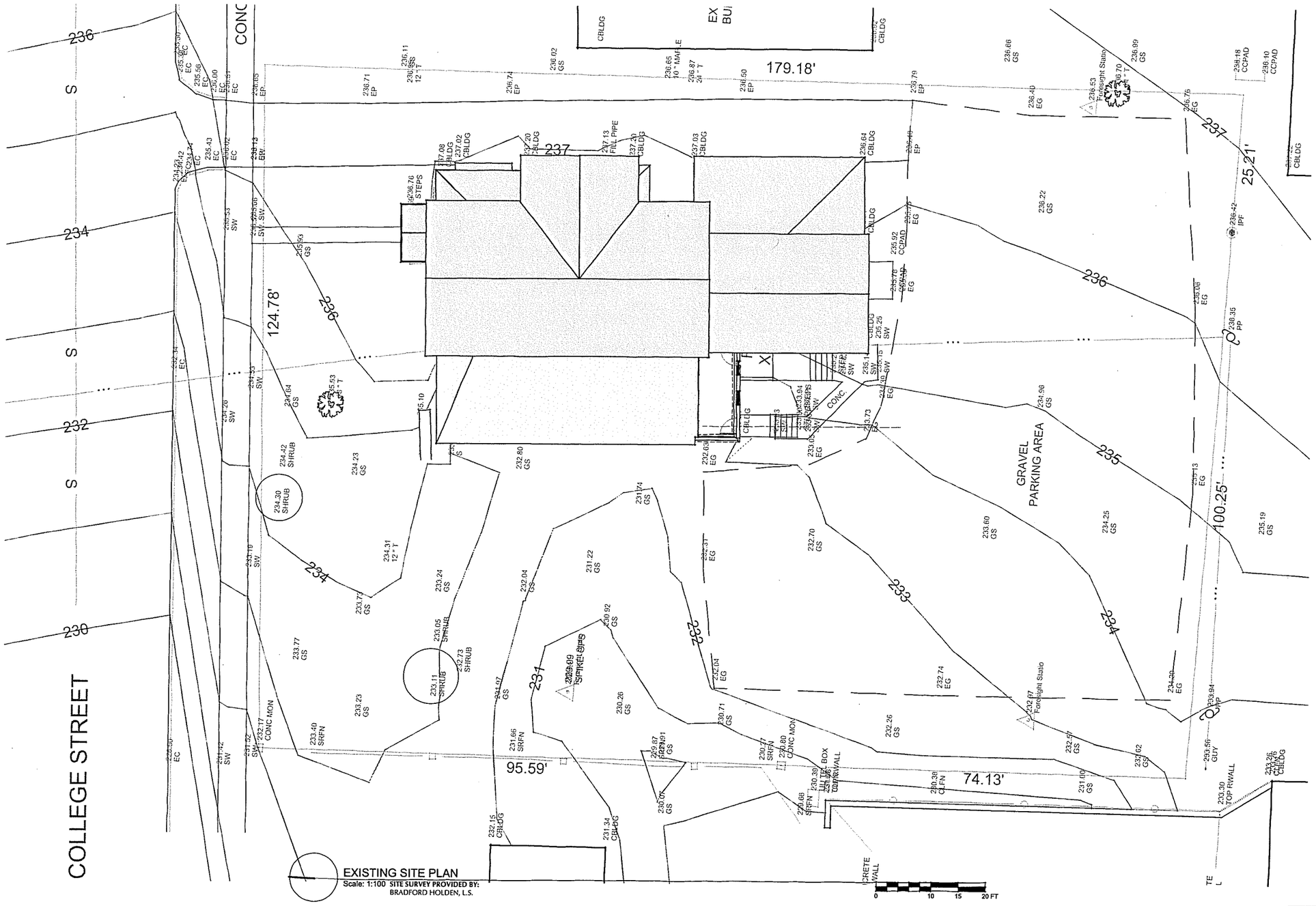

EXISTING SITE PLAN
Scale: 1:100 SITE SURVEY PROVIDED BY:
BRADFORD HOLDEN, L.S.

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T: 802.864.6693

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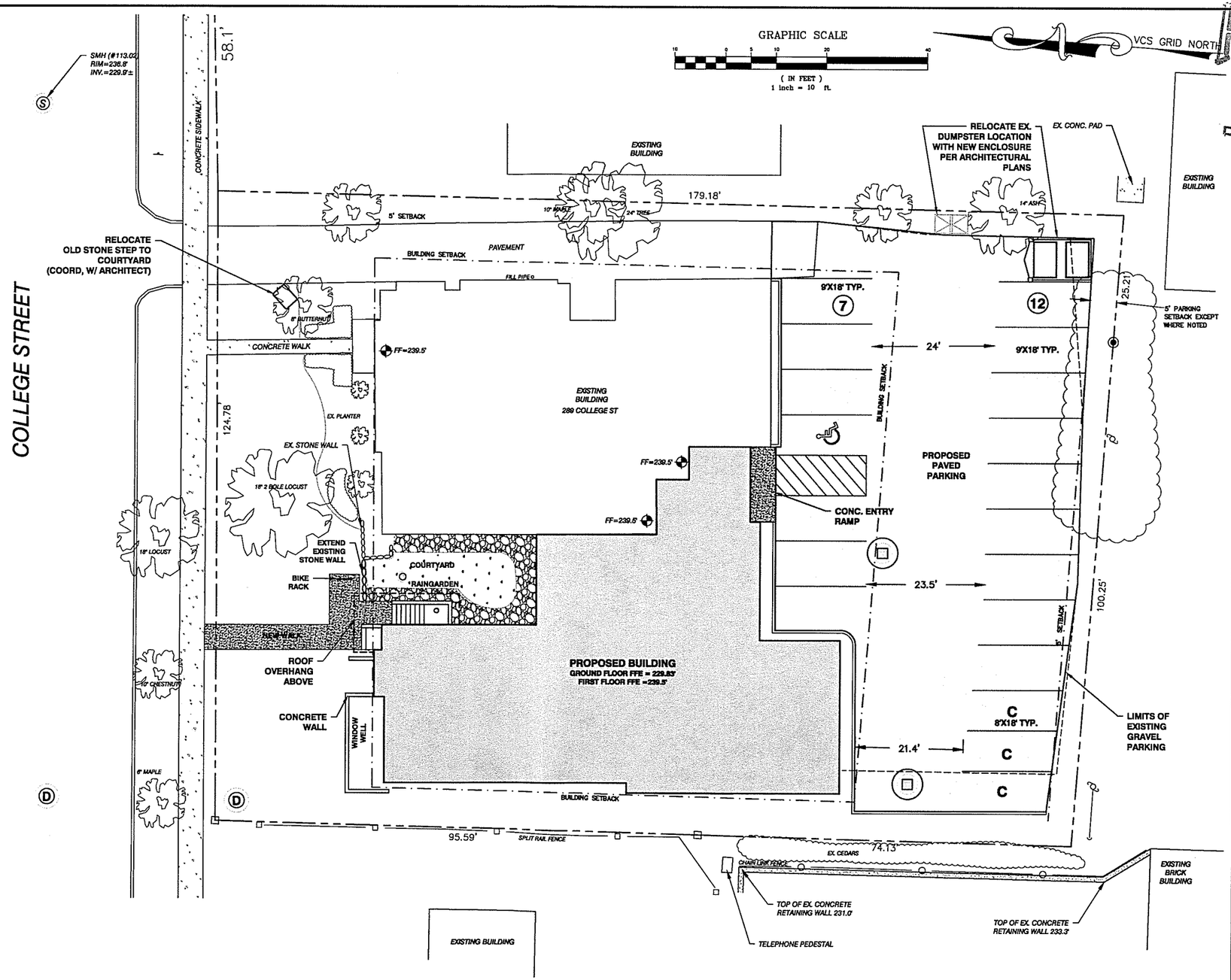
X-2.0

LEGEND

- APPROXIMATE PROPERTY LINE
- SETBACK LINE
- 100 EXISTING CONTOUR
- CURB
- FENCE
- GRAVEL
- PAVEMENT
- CNY ELECTRIC
- G GAS
- D STORM
- S GRAVITY SEWER
- W WATER
- SEWER MANHOLE
- SHUT OFF
- UTILITY POLE
- GUY WIRE/POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- IRON ROD/PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROJECT BENCHMARK



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DIMENSIONAL REQUIREMENTS

Front Yard Setback: ±5' of average of 2 adjoining properties ±5'	= 31'
Side Yard Setback: East Side = 10%	= 12.5'
West Side = Average of two adjacent properties to east	= 7.5'
Rear Yard Setback: 25% or 20' (Max. required no more than 75')	= 43.6' (avg.)

REFER TO ARCHITECTURAL PLANS PLANS FOR PROPOSED FENCING AND PLANTING REQUIREMENTS

LOT COVERAGE CALCULATION:

ZONING DISTRICT: RESIDENTIAL HIGH DENSITY (RH)
ALLOWABLE COVERAGE = 80%
SUBJECT PARCEL SIZE = 0.5 ACRE

CATEGORY	EXISTING	PROPOSED
COVERAGE		
BUILDING	16.0%	34.1%
TOTAL	57.3%	65.7%

PARKING CALCULATION:

13 UNITS @ 0.33 SPACES/UNIT=	4.33 SPACES
5,800 SF OFFICE @ 1 SPACES/ 500 S.F.=	11.6 SPACES
	15.93 SPACES REQ'D
25% ADDITIONAL SPACES ALLOWED (4) =	3 PROPOSED
	19 SPACES PROVIDED

PROGRESS PLANS
3/12/15

CIVIL ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
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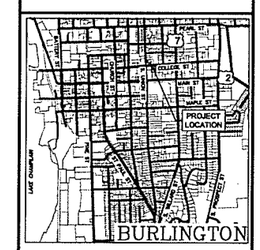

LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION
11/26/14	PBS	LOCAL SUBMITTAL
03/12/15	PBS	LOCAL REVISIONS

PROPOSED SITE PLAN

PERMIT PLANS

DATE: NOV., 2014
SCALE: 1" = 10'
PROJ. NO.: 14216
DRAWING NUMBER: C1.1

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LEGEND

- APPROXIMATE PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOUR
- CURB
- FENCE
- GRAVEL
- PAVEMENT
- ELECTRIC
- GAS
- STORM
- GRAVITY SEWER
- WATER
- SEWER MANHOLE
- SHUT OFF
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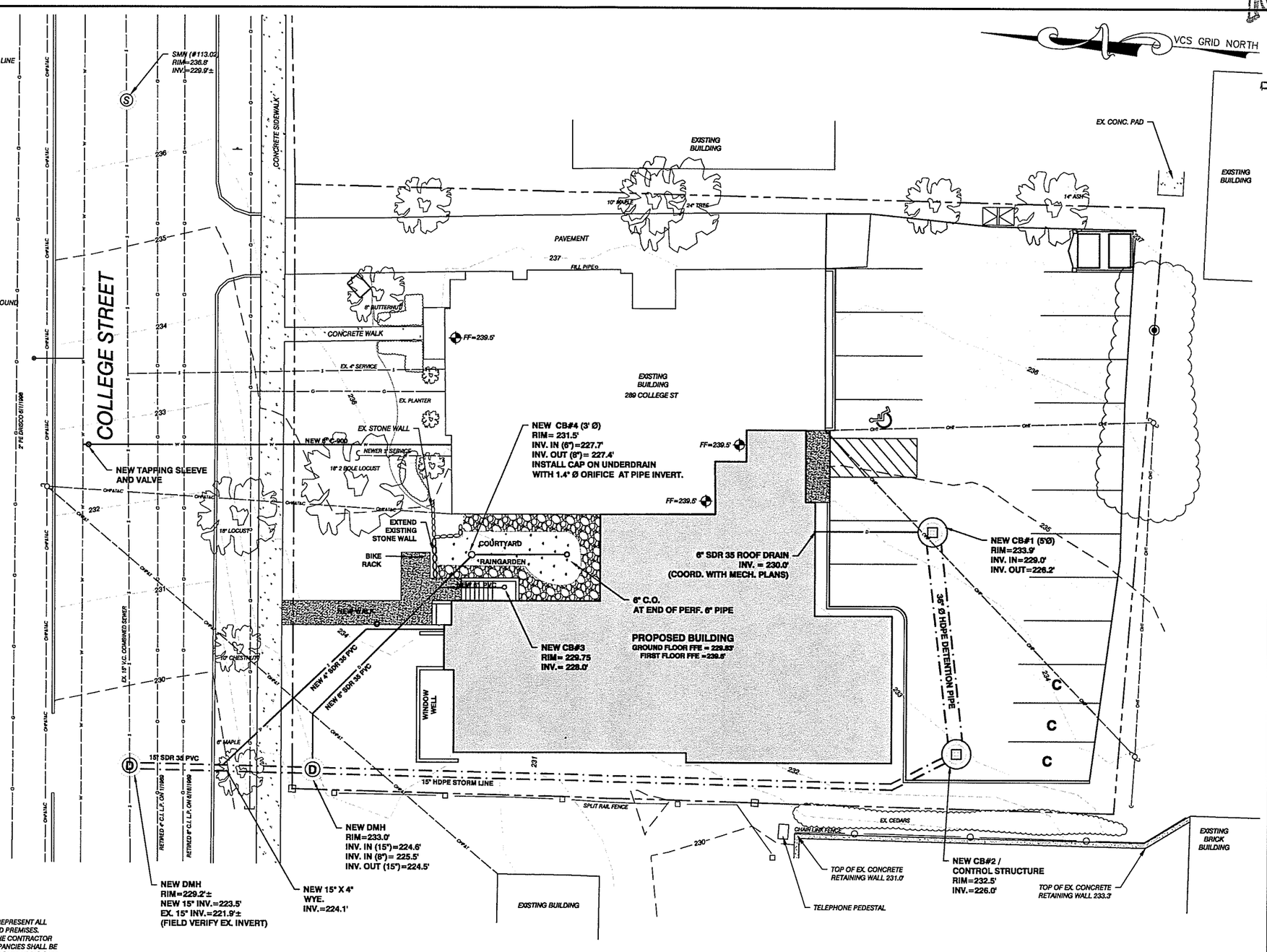
- GUY WIRE/POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- IRON ROD/PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROJECT BENCHMARK



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4. ALL WORK IN THE CITY RIGHT OF WAY SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROGRESS PLANS
3/12/15

SITE ENGINEER:
CAVE ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
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BURLINGTON VERMONT
05401

PROJECT:
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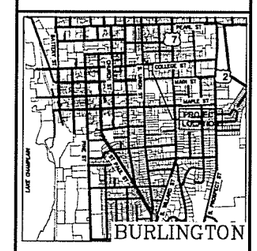
289-291 COLLEGE STREET
BURLINGTON, VT



LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION
11/26/14	PBS	LOCAL SUBMITTAL
03/12/15	PBS	LOCAL REVISIONS

PROPOSED UTILITY PLAN

PERMIT PLANS

DATE: NOV., 2014
SCALE: 1" = 10'
PROJ. NO.: 14216
DRAWING NUMBER: C1.2

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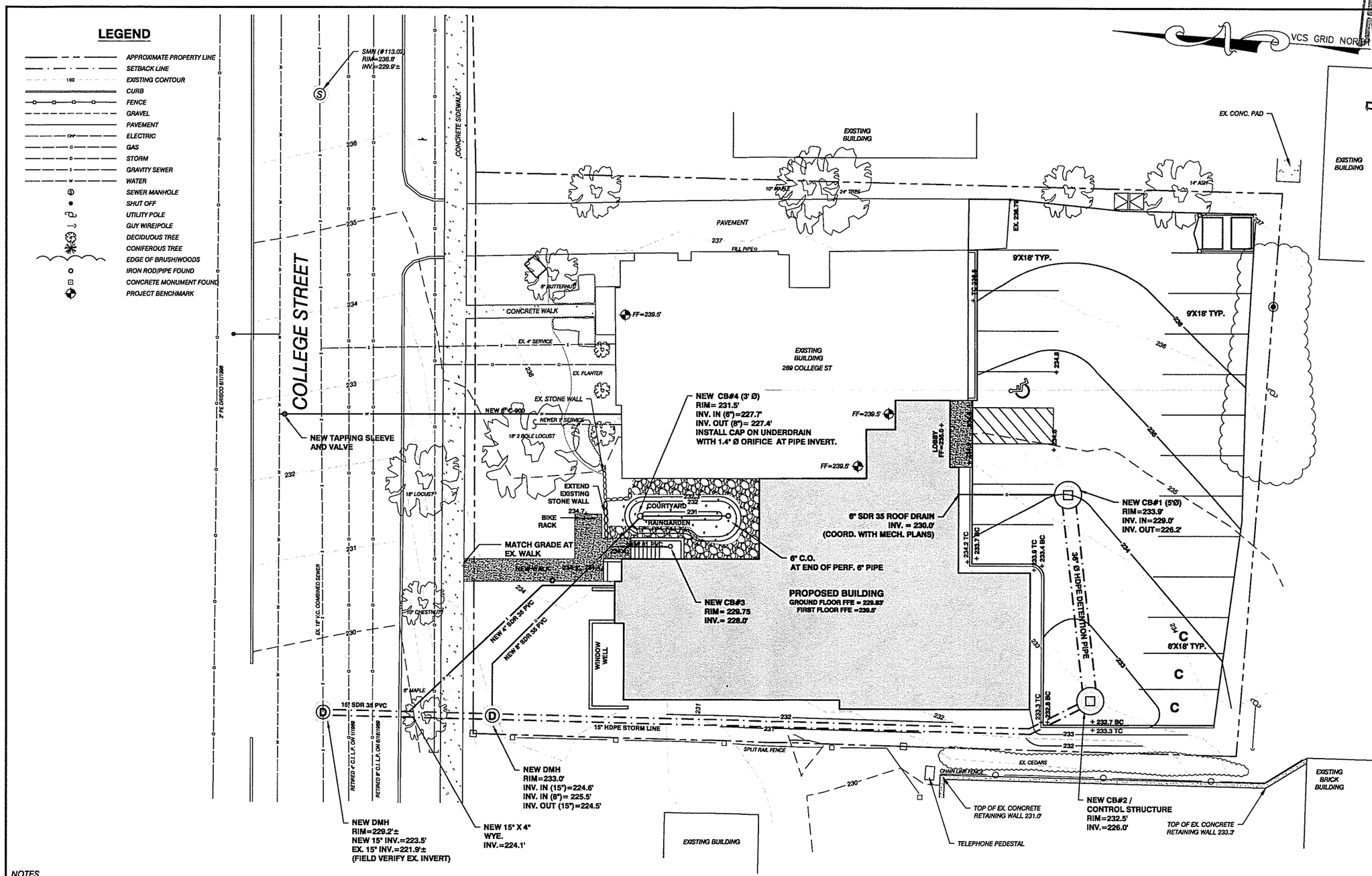

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROGRESS PLANS
3/12/2015

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BURLINGTON VERMONT
05401

PROJECT:
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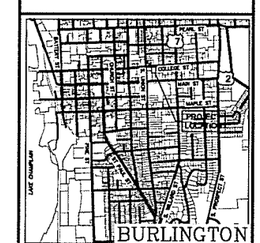

LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION
11/26/14	PBS	LOCAL SUBMITTAL
2/17/15	PBS	LOCAL STORMWATER SUBMITTAL

PROPOSED GRADING AND DRAINAGE PLAN

PERMIT PLANS

DATE NOV., 2014	DRAWING NUMBER C1.3
SCALE 1" = 10'	
PROJ. NO. 14216	

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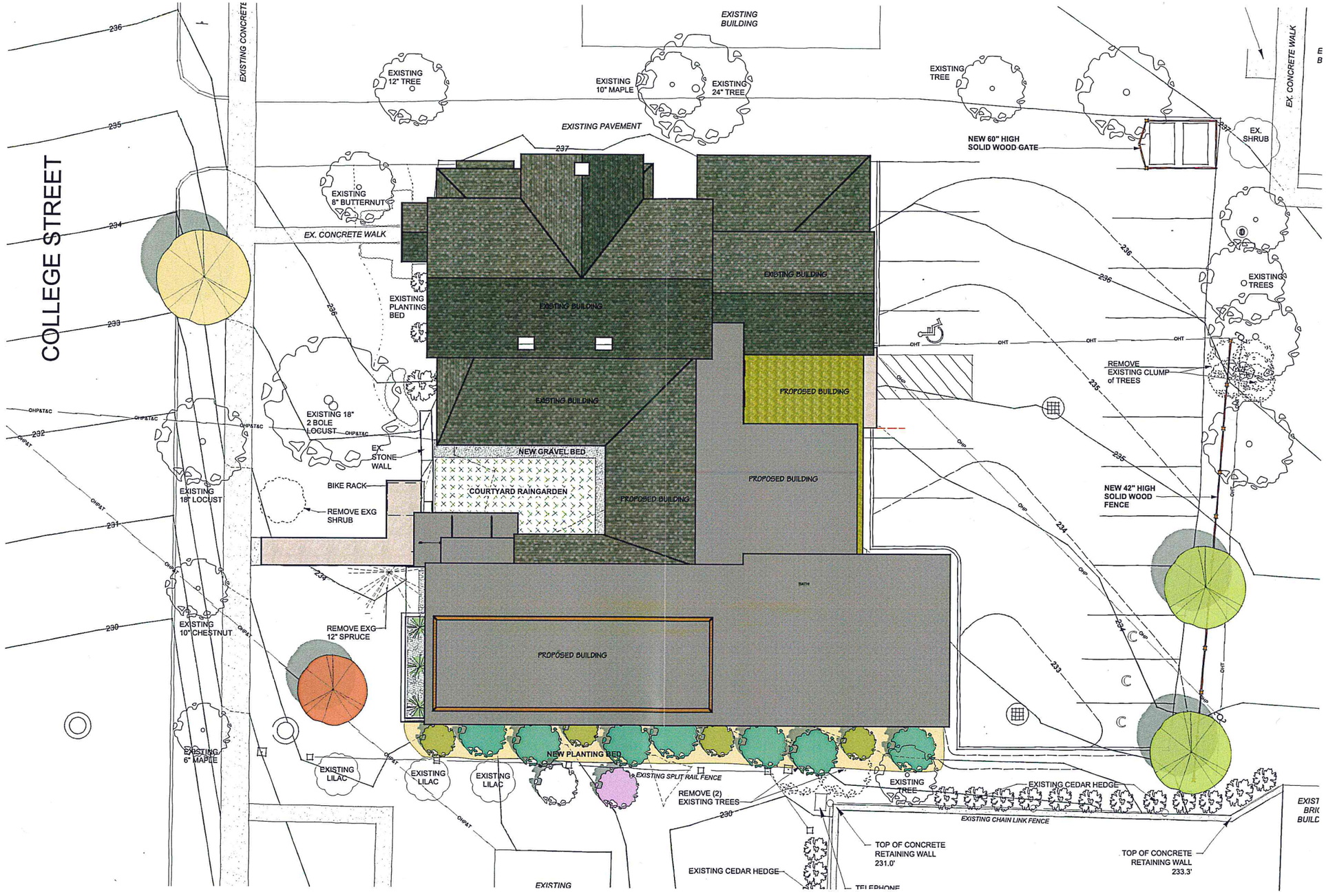

PROPOSED SITE PLAN
Scale: 1:100

0 10 15 20 FT

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BURLINGTON, VERMONT

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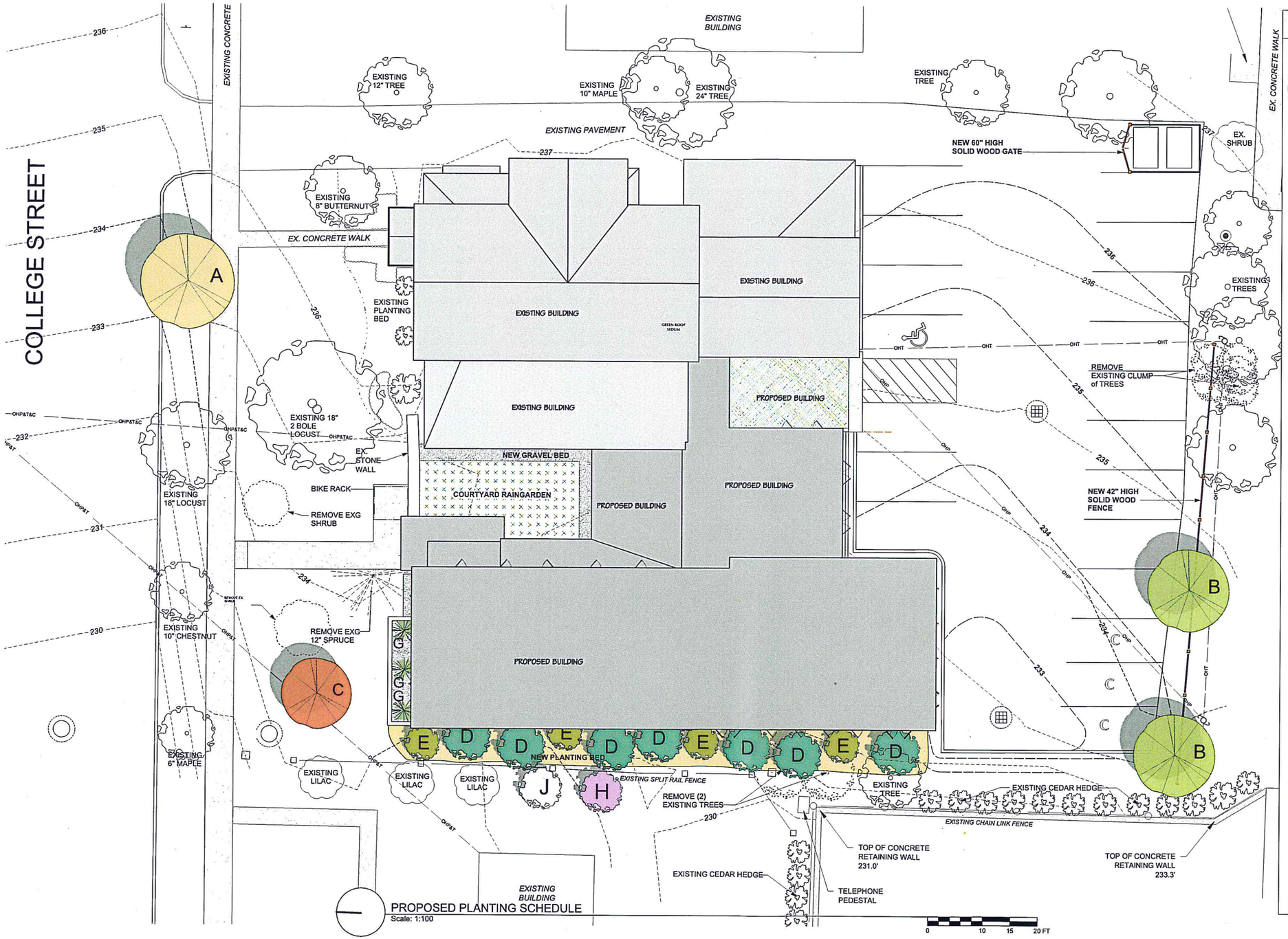

PROPOSED PLANTING SCHEDULE
Scale: 1:100

PLANTING LEGEND

- A — (1) Street Tree, Size & Species to be coordinated w/ City Arborist
- B — (2) 2"-2 1/2" Gleditsia Triacanthos Inermis "Halka" - Honey Locust
- C — (1) 2"-2 1/2" Single Stem Amelanchier x grandiflora "Autumn Brilliance" - Serviceberry
- D — (7) 8"-12" Juniperus horizontalis "Blue Chip" Juniper (8-10' spread)
- E — (4) 12-24" Juniperus sabina "Broadmoor" Juniper (4-6' spread)
- F — (7) 6' tall Thuja occidentalis 'Smaragd' Emerald Green Arborvitae
- (3) 6" pots of Calamagrotis x acutiflora "Karl Foerster" Reed Grass (4-5' tall)
- H — (1) 1 gallon Syringa vulgaris var. 'Common Purple' Common Purple Lilac
- J — (1) 1 gallon Syringa vulgaris var. 'Alba' Common White Lilac
- (4) plants/SF of Pachysandra terminalis Common Japanese Spurge

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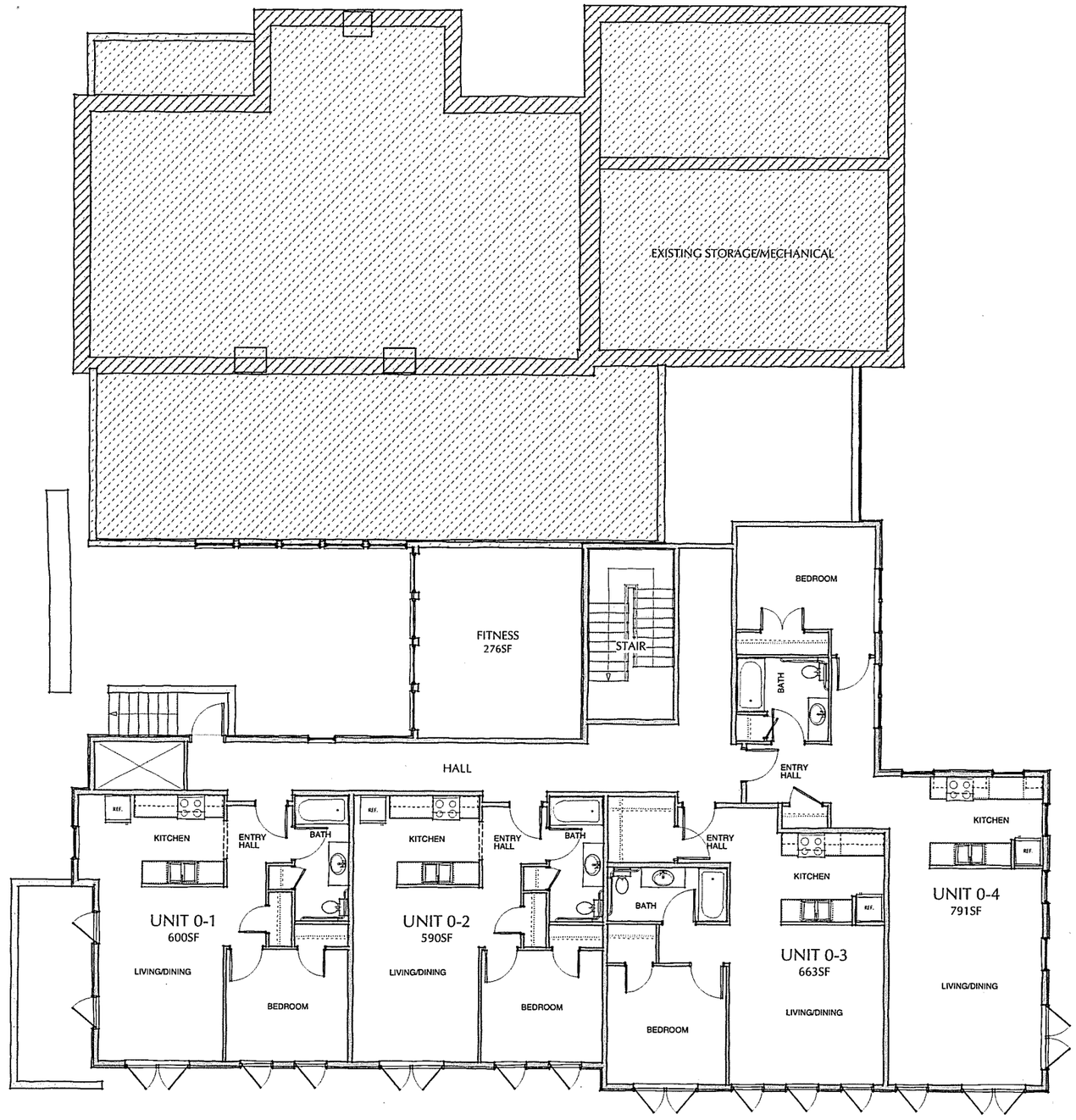

GROUND FLOOR PLAN
Scale: 3/16" = 1'-0"

0 10 15 20 FT

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BURLINGTON, VERMONT

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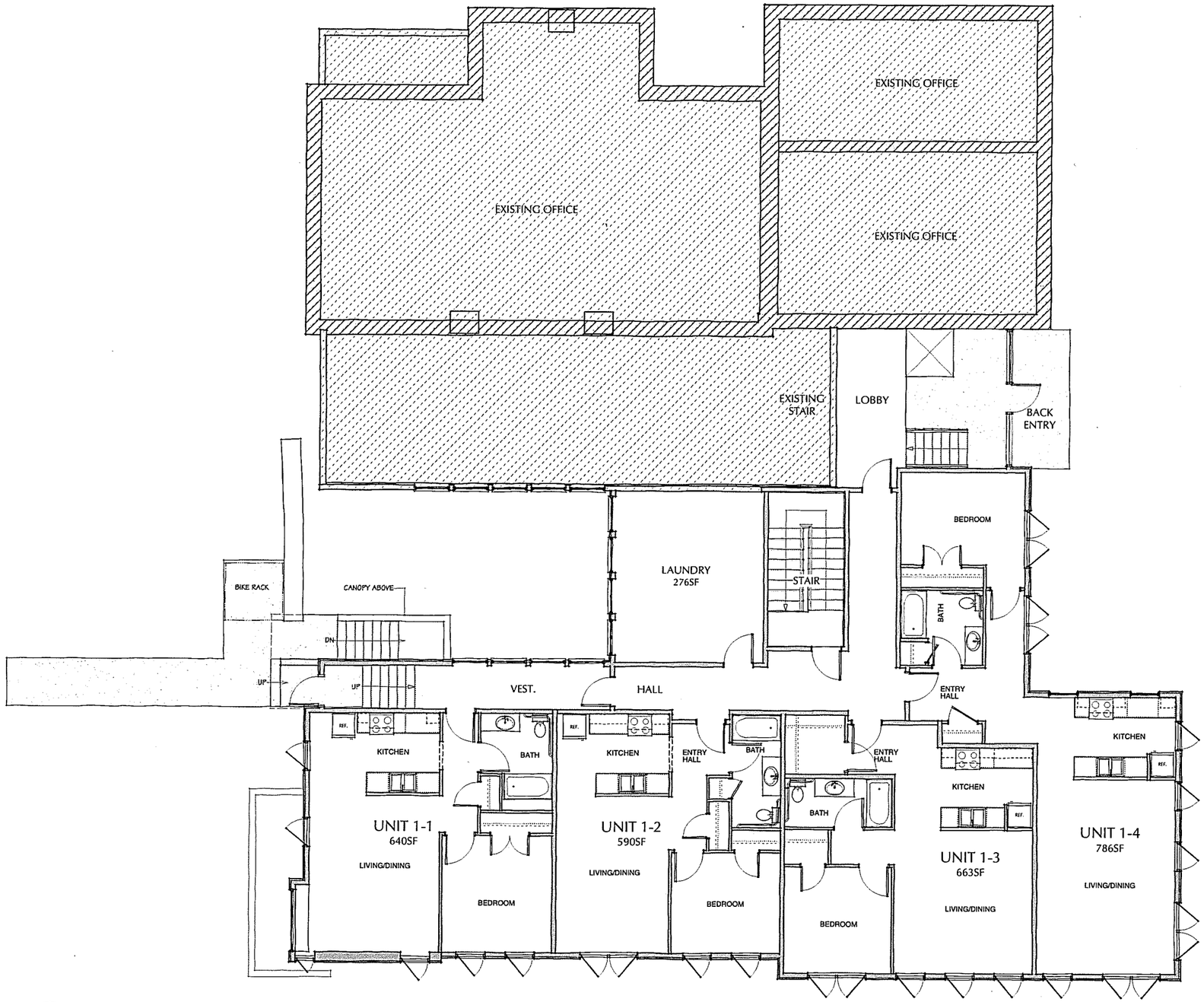

FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

0 10 15 20 FT

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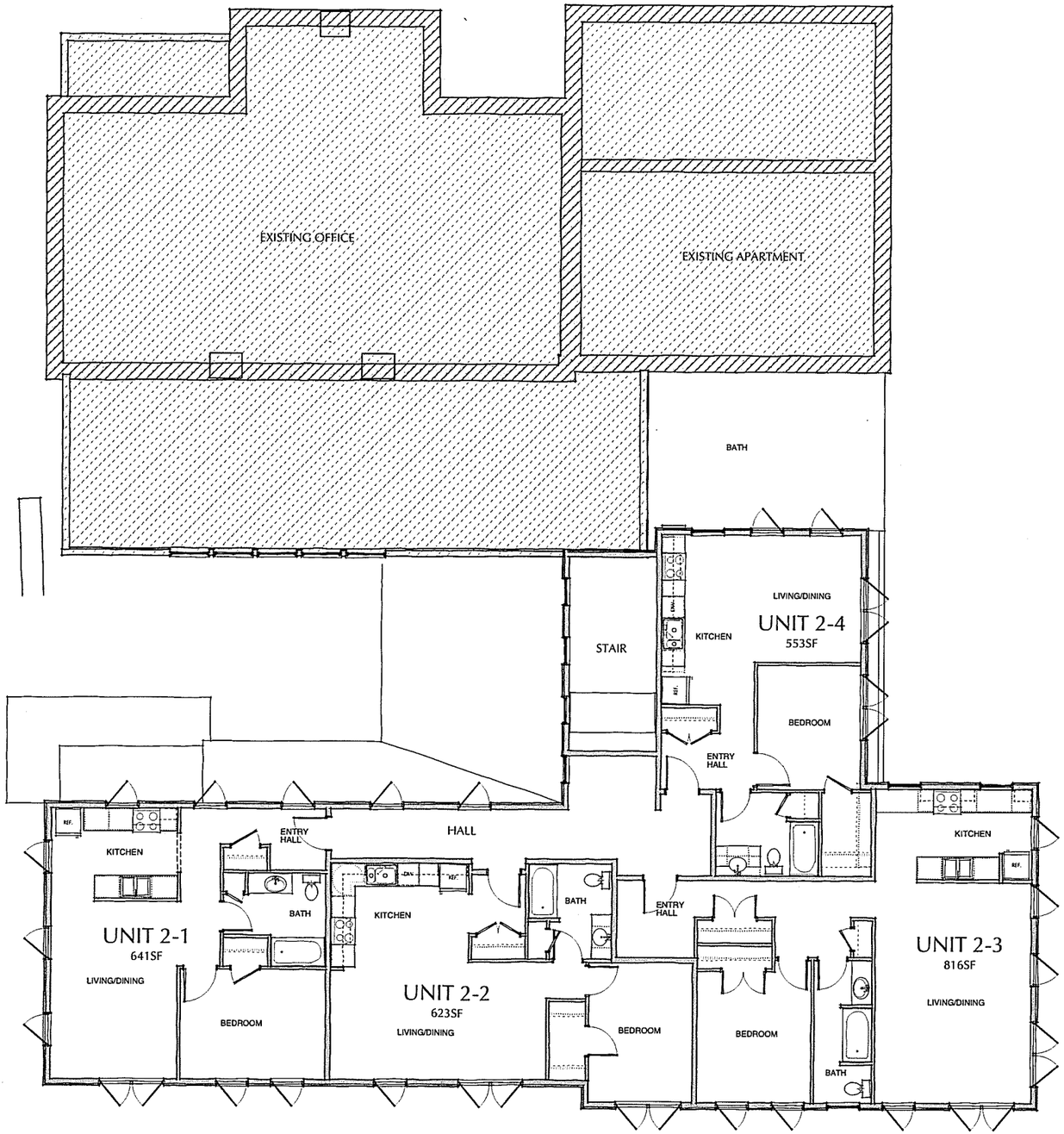

SCOND FLOOR PLAN
Scale: 3/16" = 1'-0"

0 10 15 20 FT

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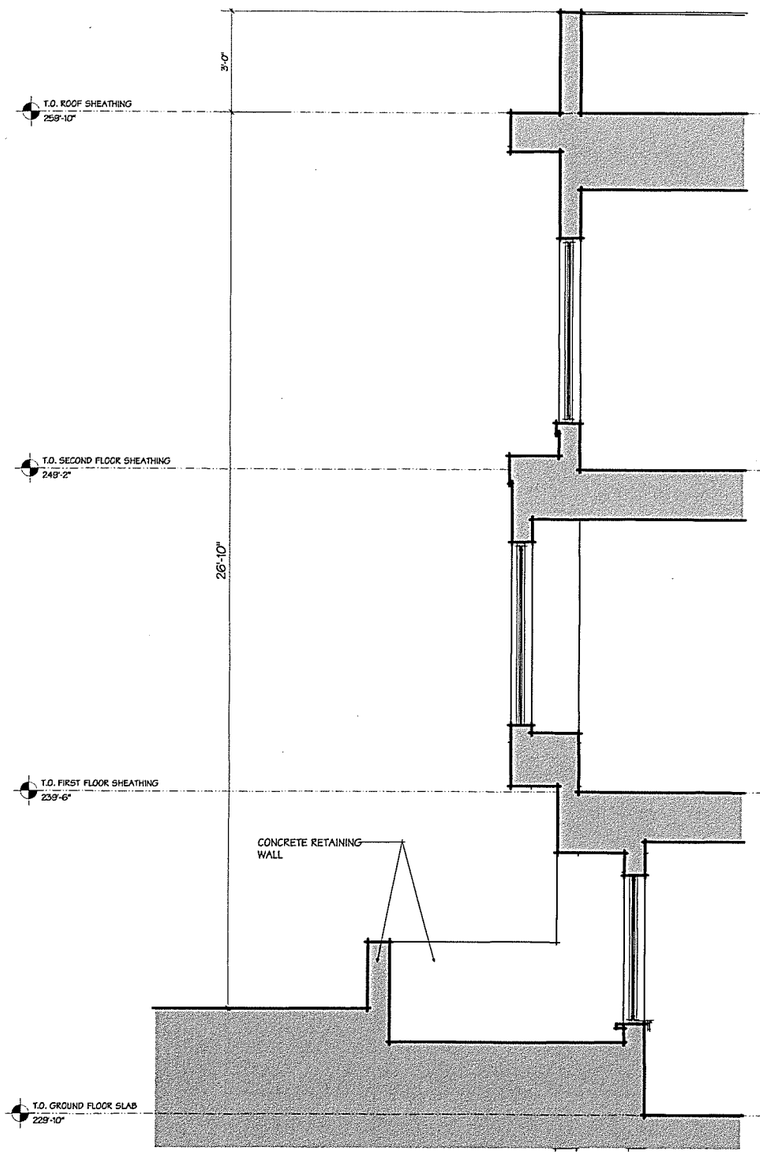
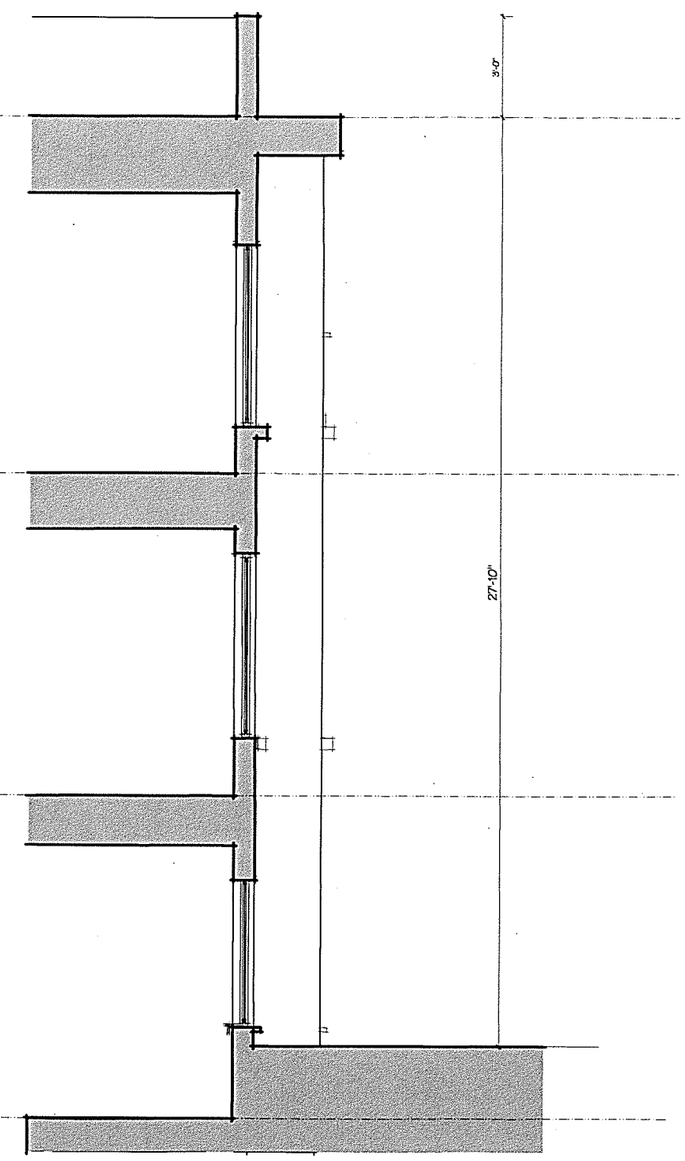


A SECTION THRU NORTH WALL
Scale: 1/2" = 1'-0"



B SECTION THRU WEST WALL
Scale: 1/2" = 1'-0"

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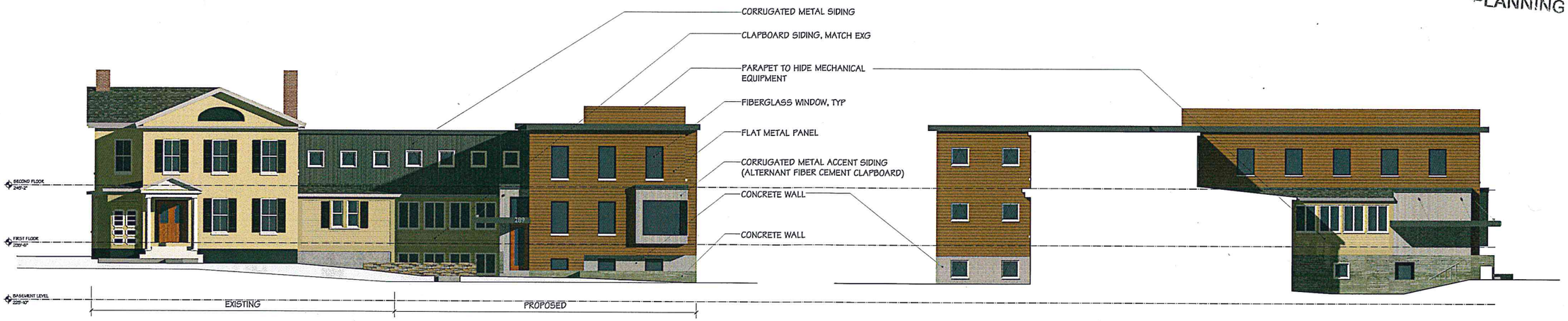
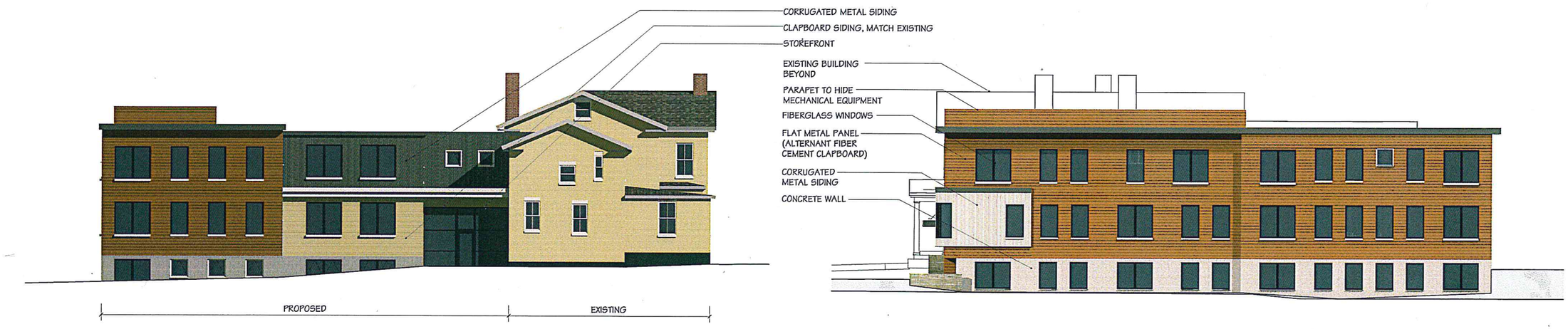


NORTH ELEVATION
Scale: 1/8" = 1'-0"

EAST ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"

WEST ELEVATION
Scale: 1/8" = 1'-0"

0 10 15 20 FT

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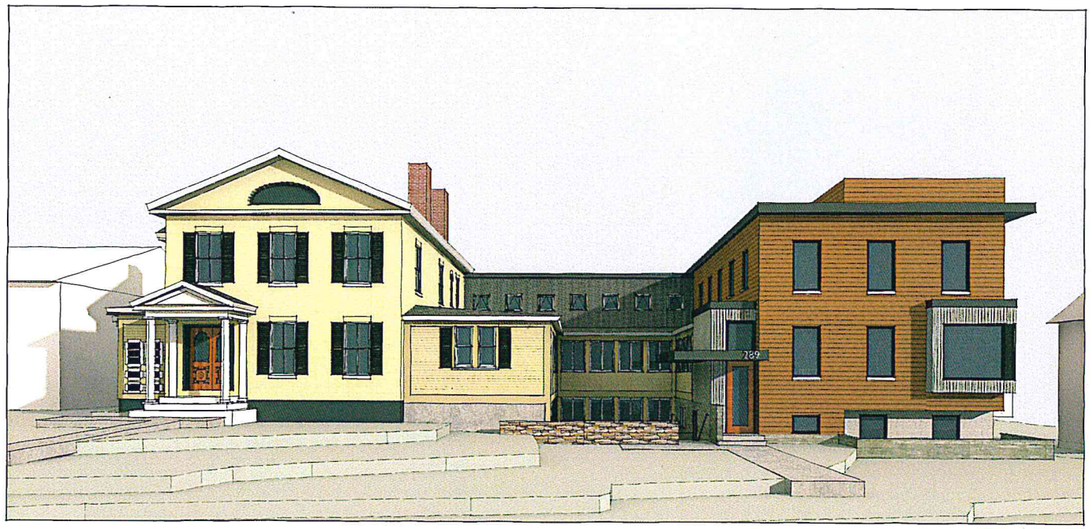
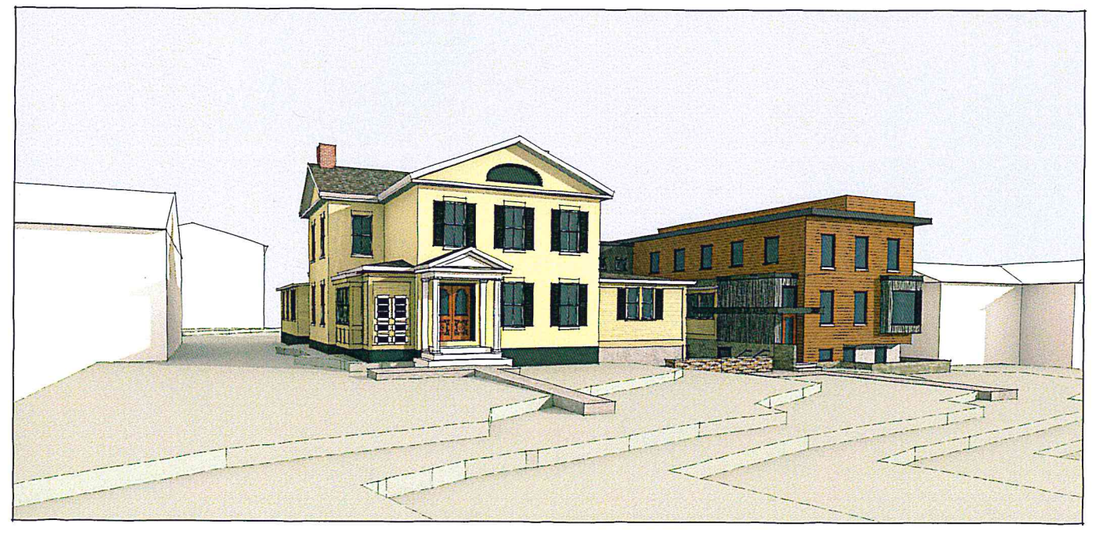


VIEW FROM NORTH

VIEW FROM NORTH WEST

VIEW FROM SOUTH



VIEW FROM NORTH EAST

289 COLLEGE STREET

BURLINGTON, VERMONT

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