LINCOLN BROWN ILLUSTRATION

OWNER OF RECORD
CITY OF BURLINGTON
BURLINGTON SCHOOL DISTRICT
150 COLCHESTER AVENUE
BURLINGTON VT, 05401

ZONING DISTRICT: RESIDENTIAL LOW DENSITY (RL)
PARCEL: 1,035,484 S.F. (23.8 AC±)
BUILDABLE AREA: 703,260 S.F. (16.1 AC. ±)

CATEGORY	ZONING REGULATIONS	EXISTING	PROPOSED
*COVERAGE / LOT	MAX. 35% (50% W. BONUS)	25% (177,918 S.F. ±)	32% (225,129 S.F. ±)
SETBACK: FRONT YARD / SIDE YARD / REAR YARD	±5' OF AVERAGE OF 2 ADJOINING PROPERTIES ON BOTH SIDES MIN: 10% OR 5' (MAX 25') MIN: 25% OR 20' (MAX. 75')	145±' / 186±' / 126±'	145±' / 186±' / 126±'
BUILDING HEIGHT	35	--	--
STREET FRONTAGE	MIN 60'	794'±	794'±
BASE RESIDENTIAL DENSITY	7 UNITS / ACRE=112.7	64.5 UNITS	81.3 UNITS

*LOT COVERAGE BASE ON BUILDABLE AREA
BASE RESIDENTIAL DESITY:
1500 S.F. OF GROSS FLOOR AREA = 1 UNIT
ALLOWABLE UNITS = 16.1 AC. (BUILDAGE AREA) x 7UNITS = 112.7 UNITS ALLOWED
EXISTING GROSS FLOOR AREA = 96,699 S.F. = 64.5 UNITS
PROPOSED GROSS FLOOR AREA = 152,880 S.F. = 16.8 UNITS

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Sheet Name: OVERALL SITE PLAN

Project Owner: BURLINGTON SCHOOL DISTRICT
150 COLCHESTER AVE., BURLINGTON, VT 05401

Project: CHAMPLAIN ELEMENTARY SCHOOL
287 SHELBURNE ROAD

Scale: AS NOTED

Date: --

#	Date	Revision

CEA PROJ: 17137.03

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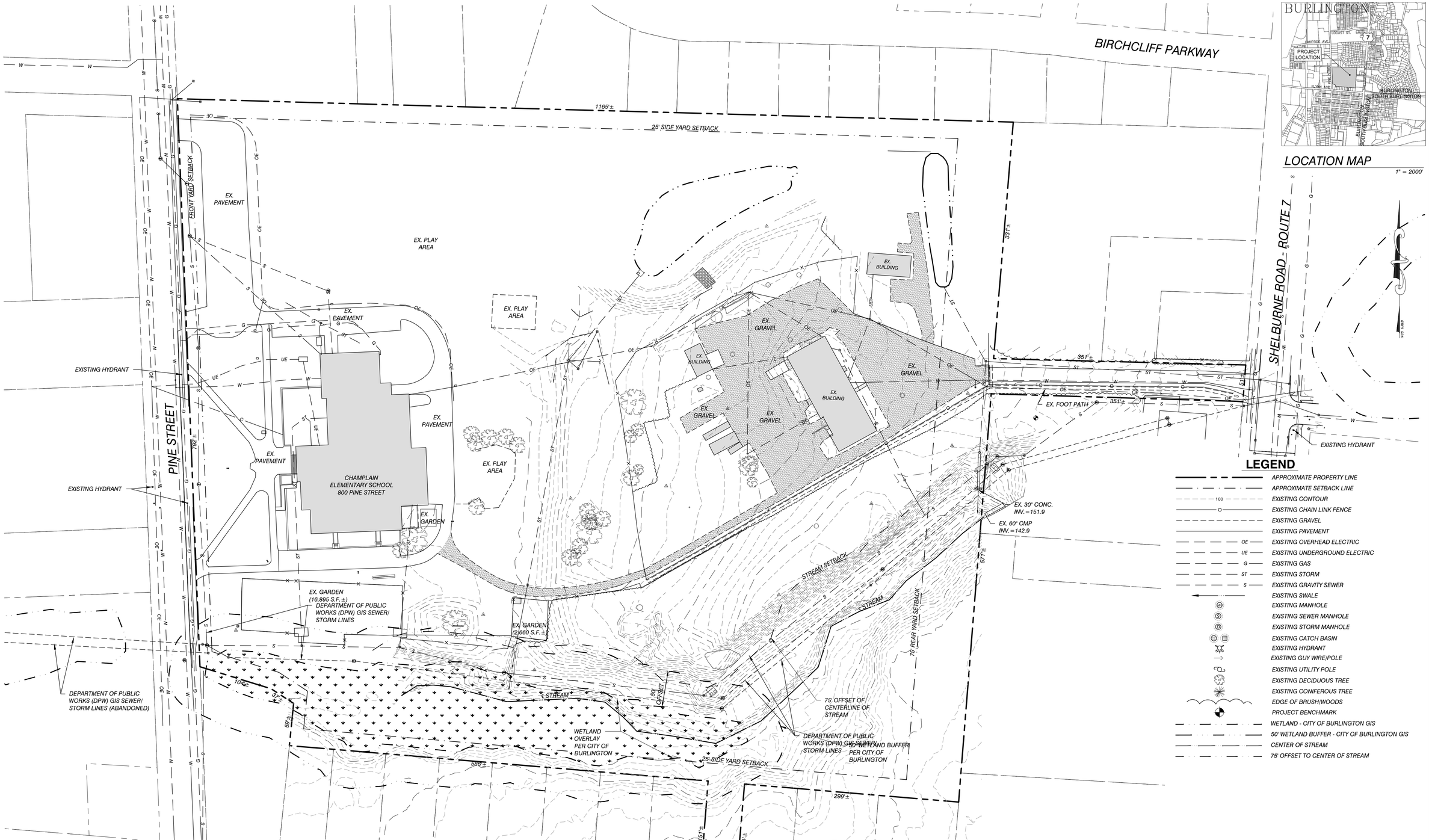

LOCATION MAP

1" = 2000'

LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- 100 EXISTING CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- OE EXISTING OVERHEAD ELECTRIC
- UE EXISTING UNDERGROUND ELECTRIC
- G EXISTING GAS
- ST EXISTING STORM
- S EXISTING GRAVITY SEWER
- EXISTING SWALE
- EXISTING MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING GUY WIRE/POLE
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- PROJECT BENCHMARK
- WETLAND - CITY OF BURLINGTON GIS
- 50' WETLAND BUFFER - CITY OF BURLINGTON GIS
- CENTER OF STREAM
- 75' OFFSET TO CENTER OF STREAM

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 BE USED AS ONE.
3. SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC NOVEMBER 2017 AND PLAN ENTITLED "BORINGS AND THICKNESS OF SUBBASE MATERIALS" PREPARED BY GROVER ENGINEERING DATED DECEMBER 30, 2015. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PROGRESS SET
5/07/2018

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Sheet Name: EXISTING CONDITIONS PLAN

Project Owner: BURLINGTON SCHOOL DISTRICT
150 COLCHESTER AVE., BURLINGTON, VT 05401

Project: CHAMPLAIN ELEMENTARY SCHOOL
287 SHELBURNE ROAD

Scale AS NOTED

Date –

#	Date	Revision

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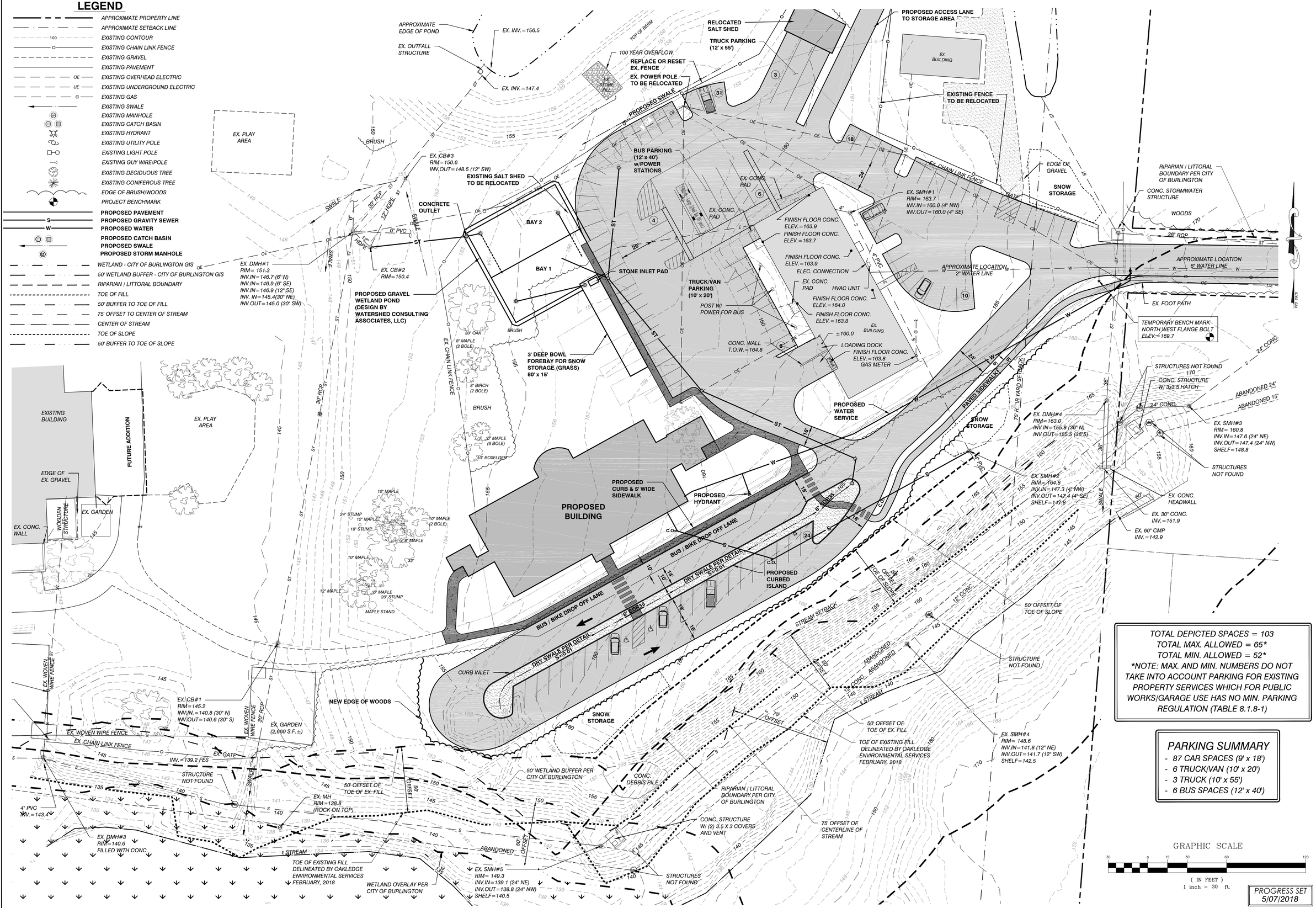
LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- EXISTING CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING SWALE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE/POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- PROJECT BENCHMARK
- PROPOSED PAVEMENT
- PROPOSED GRAVITY SEWER
- PROPOSED WATER
- PROPOSED CATCH BASIN
- PROPOSED SWALE
- PROPOSED STORM MANHOLE
- WETLAND - CITY OF BURLINGTON GIS
- 50' WETLAND BUFFER - CITY OF BURLINGTON GIS
- RIPARIAN / LITTORAL BOUNDARY
- TOE OF FILL
- 50' BUFFER TO TOE OF FILL
- 75' OFFSET TO CENTER OF STREAM
- CENTER OF STREAM
- TOE OF SLOPE
- 50' BUFFER TO TOE OF SLOPE



TOTAL DEPICTED SPACES = 103
TOTAL MAX. ALLOWED = 65*
TOTAL MIN. ALLOWED = 52*
*NOTE: MAX. AND MIN. NUMBERS DO NOT TAKE INTO ACCOUNT PARKING FOR EXISTING PROPERTY SERVICES WHICH FOR PUBLIC WORKS/GARAGE USE HAS NO MIN. PARKING REGULATION (TABLE 8.1.8-1)

PARKING SUMMARY

- 87 CAR SPACES (9' x 18')
- 6 TRUCK/VAN (10' x 20')
- 3 TRUCK (10' x 55')
- 6 BUS SPACES (12' x 40')

PROGRESS SET 5/07/2018

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Sheet Name: PROPOSED CONDITIONS PLAN - BUILDING SITE -

Project Owner: BURLINGTON SCHOOL DISTRICT
150 COLCHESTER AVE., BURLINGTON, VT 05401

Project: CHAMPLAIN ELEMENTARY SCHOOL
287 SHELBURNE ROAD

Scale: AS NOTED

Date: --

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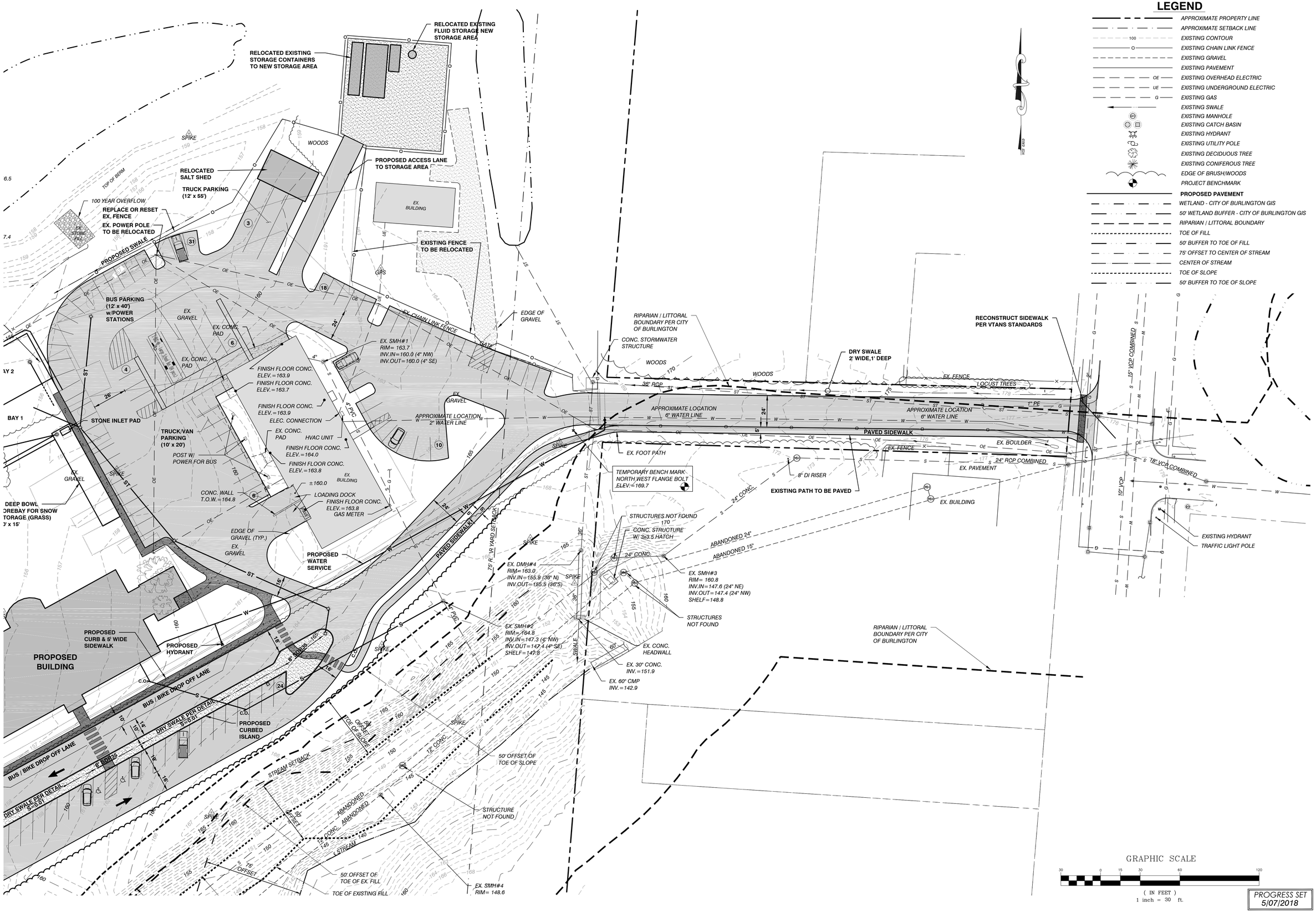

LEGEND

- APPROXIMATE PROPERTY LINE
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Sheet Name: PROPOSED ENTRANCE PLAN

Project Owner: BURLINGTON SCHOOL DISTRICT
150 COLCHESTER AVE., BURLINGTON, VT 05401

Project: CHAMPLAIN ELEMENTARY SCHOOL
287 SHELBURNE ROAD

Scale: AS NOTED

Date: --

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