

Scott Gustin

From: Norm Baldwin
Sent: Monday, April 03, 2017 9:50 AM
To: Scott Gustin; Jesse Bridges; Barry Simays
Cc: Chapin Spencer
Subject: RE: 329-375 North Ave subdivision

Scott,

I have only one comment.

Why would the southernmost East West right of way for the proposed street be narrowed from 64 feet to 58 feet at the intersection of North Ave and the new street? Why not have a uniform width?

From: Scott Gustin
Sent: Monday, April 03, 2017 9:15 AM
To: Norm Baldwin <nbaldwin@burlingtonvt.gov>; Jesse Bridges <jbridges@burlingtonvt.gov>; Barry Simays <BSimays@burlingtonvt.gov>
Subject: 329-375 North Ave subdivision

Attached, please find the final plat plans for the subdivision related to the mixed use Cambrian Rise development. No development is included in this application – just the subdivision of land into separate lots. Preliminary plat approval was granted in October 2016, and the mixed use development was approved in February 2017. This final plat application is scheduled for the Development Review Board’s May 2, 2017 meeting. Please have your comments, if any, to me no later than April 21, 2017.

Thank you.
Scott

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401
(802) 865-7189

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats".

Timothy R. Cowan
VT LS 597

- Survey Notes -

1. Purpose of this survey and plat is to depict the subdivision of lands of BC Community Housing, LLC, into twelve (12) lots and a proposed street as shown. Other property lines shown MAY BE approximate, and are for reference purposes only.
2. Land areas shown are calculated to the side line of North Avenue as shown, and to the 93-foot contour of Lake Champlain, representing the recognized "Low Water Mark" of the lake. Submerged lands are subject to certain rights of the public under the so-called "Public Rights Doctrine". Acreage shown does NOT include 1.76 acres of land traversed by the former railroad right-of-way. (See Railroad ROW Note 1 of Reference Plat A.)
3. Field survey was conducted during late autumn 2014 and consisted of a closed loop traverse utilizing electronic total station instruments. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations at the site.
4. Proposed corner markers shall typically consist of 5/8" x 30" steel rebar or 4" x 4" concrete monuments with aluminum caps or disks stamped "Civil Engineering Assocs. - VT LS 597", typically set flush with existing grade.
5. Concrete monuments found are typically 4" square unless otherwise noted. Concrete monuments set (2014) are typically 4" square with aluminum disks stamped "Civil Engineering Assocs. - VT LS 597". Iron pipes found are 1" inside diameter unless otherwise noted. Iron rods found are 5/8" diameter unless otherwise noted.

- Referenced Maps or Plats -

- A. "Lot Line Adjustment Between 311 & 329 North Avenue - BC Community Housing LLC", dated 1/18/2016, prepared by Civil Engineering Associates, Inc. Burlington Land Records Map Slide 521-D.
- B. "Lot Line Adjustment Between 329 & 351 North Avenue - Burlington College", dated 12/18/2014, prepared by Civil Engineering Associates, Inc. Burlington Land Records Map Slide 509-C.
- C. "Plat of Land 311 & 351 North Avenue, City of Burlington, Vermont", dated 10/18/1974, prepared by Knight Consulting Engineers, Inc. Diocese Archives.
- D. "Plat of Survey, Roman Catholic Diocese of Burlington, No. 311 & 351 North Avenue", dated 12/13/2010, prepared by W.A. Robenstien. Diocese Archives.

Certificate of City Engineer:

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, if any:

City Engineer

Certificate of City Fire Marshal:

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, if any:

City Fire Marshal

Certificate of Superintendent of City Parks:

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, if any:

City Superintendent of Parks

Applicant's Certification:

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

Agent/Owner Date

- Zoning -

Proposed Lots 1 - 10, and most of Lot 11 are within the "Waterfront Residential / Medium Density" District (RM-W).

Proposed Lot 11 westerly of railway ROW is within the "Recreation Green Space" District (RCO-RG).

APPROVED BY RESOLUTION OF THE CITY OF BURLINGTON DEVELOPMENT REVIEW BOARD, BURLINGTON, VERMONT, ON THIS 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 # _____

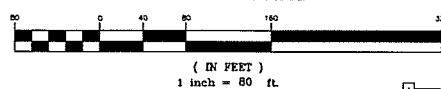
Legend of Symbols -

- SUBJECT PROPERTY LINE
- OTHER PROPERTY LINE
- FORMER PROPERTY LINE (NOT ALL SHOWN)
- EXISTING FENCE (CHAIN LINK)
- EXISTING FENCE (WIRE)
- IRON PIPE / ROD FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET (2014)
- RAILROAD RAIL (VERT.) FOUND
- CONCRETE MONUMENT PROPOSED (2016)
- CAPPED IRON ROD PROPOSED ABOVE GRADE / BELOW GRADE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE/POLE

North Ave. Ownership
(East side of Avenue)

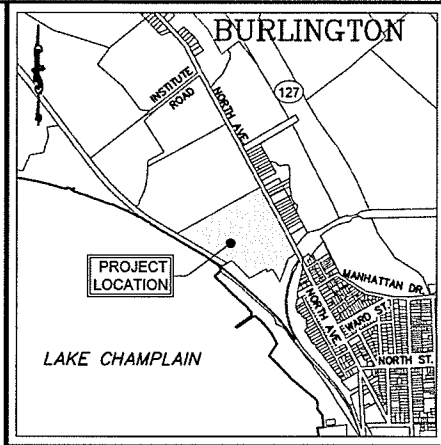
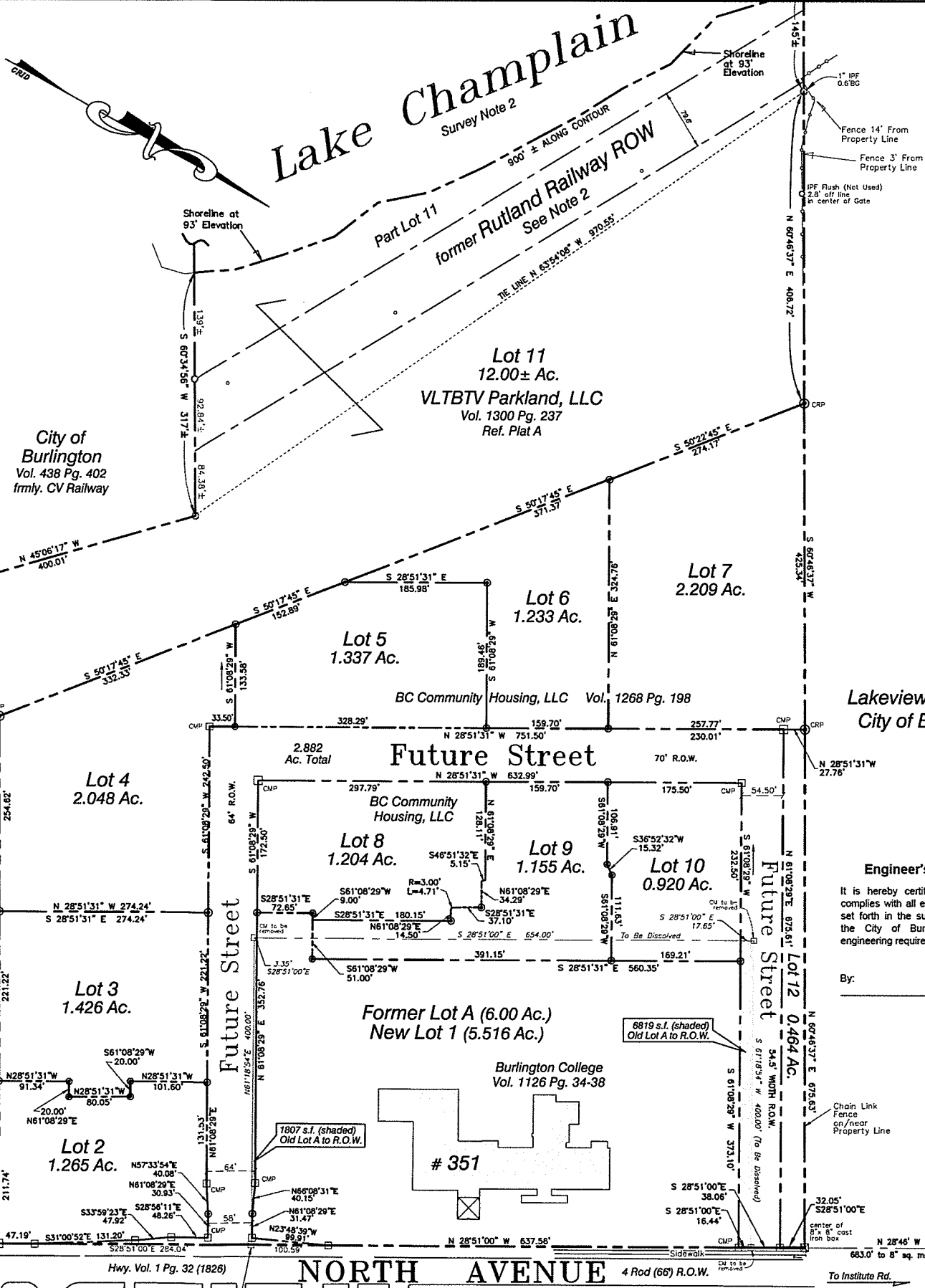
St. #	Name
328	NOVA Enterprises, LLC
336	W R C C
342	Ruddy
346	McCormick
352	Brown
358	Akey Trust
360	Mai
366	DeMag
372	Burdin
376, 378	Rising
380, 382	JPT Properties LLC
392	LaFayette
402	McSweeney
404, 406	Maher
412	Rossmann
422	Scott

GRAPHIC SCALE



RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT O'CLOCK ON THE _____ DAY OF _____, 20____

ATTEST: _____ CITY CLERK



- Location Map -

NOT TO SCALE

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" hereon, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted.

ALSO

To the best of my knowledge and belief this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "proposed" and their location, size, type and materials are correctly shown. This statement void only when accompanied by my original signature and seal below.

SEAL

Timothy R. Cowan VT LS 597

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 www.cca-ve.com

Engineer's Certification

It is hereby certified that this plat fully complies with all engineering requirements set forth in the subdivision regulations of the City of Burlington and all other engineering requirements of Burlington, VT.

By: _____ (Seal at Right)

DATE	CHK'D	REVISION
03.23.17	TRC	"Future Street" Name
01.12.17	TRC	Add Lot 12, Revise R.O.W.

Subdivision Plat
BC Community Housing, LLC
311 & 329 North Avenue
Burlington, Vermont

DATE: AUG. 29, 2016
DRAWING NUMBER: P 1
ORIGINAL SCALE: 1" = 80'
PROJ. NO.: 14215
SHEET 1 of 1

P:\Misc\CADD Projects\01\01\14215\CADD Files\14215.Dwg\Main\14215-SUBDIVISION (23 MAR 2017).dwg, 3/23/2017 10:57:52 AM, DWG To PDF.pc3

Preliminary Plat

- Survey Notes -

- Purpose of this survey and plat is to depict the subdivision of lands of BC Community Housing, LLC, into eleven (11) lots and a proposed street as shown. Other property lines shown MAY BE approximate, and are for reference purposes only.
- Land areas shown are calculated to the side line of North Avenue as shown, and to the 93-foot contour of Lake Champlain, representing the recognized "Low Water Mark" of the lake. Submerged lands are subject to certain rights of the public under the so-called "Public Rights Doctrine". Acreage shown does NOT include 1.76 acres of land traversed by the former railroad right-of-way. (See Railroad ROW Note 1 of Reference Plat A.)
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Applicant's Certification:

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Agent/Owner

Date

- Zoning -

Proposed Lots 1 - 10, and most of Lot 11 are within the "Waterfront Residential / Medium Density" District (RM-W).

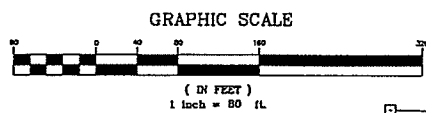
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APPROVED BY RESOLUTION OF THE CITY OF BURLINGTON DEVELOPMENT REVIEW BOARD, BURLINGTON, VERMONT, ON THIS DAY OF 20 _____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF THE COMPREHENSIVE DEVELOPMENT ORDINANCE OF THE CITY OF BURLINGTON, VERMONT.
SIGNED THIS _____ DAY OF _____, 20____
BY _____
WITNESS _____ DRB CHAIR
ZONING PERMIT/CERTIFICATE OF APPROPRIATENESS # _____

- Legend of Symbols -

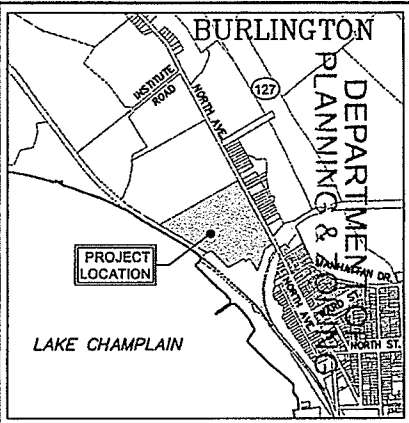
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- IPF/IRP ○ IRON PIPE / ROD FOUND
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- CM5 CONCRETE MONUMENT SET (2014)
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- AG/BG CAPPED IRON ROD PROPOSED
- AG/BG ABOVE GRADE / BELOW GRADE
- U EXISTING UTILITY POLE
- EXISTING GUY WIRE/POLE

North Ave. Ownership (East side of Avenue)	
St. #	Name
328	NOVA Enterprises, LLC
336	W R C C
342	Ruddy
346	McCormick
352	Brown
358	Akey Trust
360	Mal
366	DeMag
372	Burdin
376, 378	Rising
380, 382	JPT Properties LLC
392	LaFayette
402	McSweeney
404, 406	Msher
412	Rossmann
422	Scott



PRELIM.
8/29/2016

- Location Map -



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PRELIM.
8/29/2016

Timothy R. Cowan VT LS 597

SURVEYORS:



CIVIL ENGINEERING ASSOCIATES, INC.
10 HANSEN DRIVE, SOUTH BURLINGTON, VT 05403
802-664-2323 www.ceainc.com

COPYRIGHT © 2016 - ALL RIGHTS RESERVED

DESIGNER: CEA
CHECKED: TRC
APPROVED: [Signature]

DATE	CHECKED	REVISION

Subdivision Plat
BC Community Housing, LLC

311 & 329 North Avenue
Burlington, Vermont

DATE: AUG. 29, 2016

ORIGINAL SCALE: 1" = 80'

PROJECT NO.: 14215

P 1

SHEET 1 of 1

RECEIVED

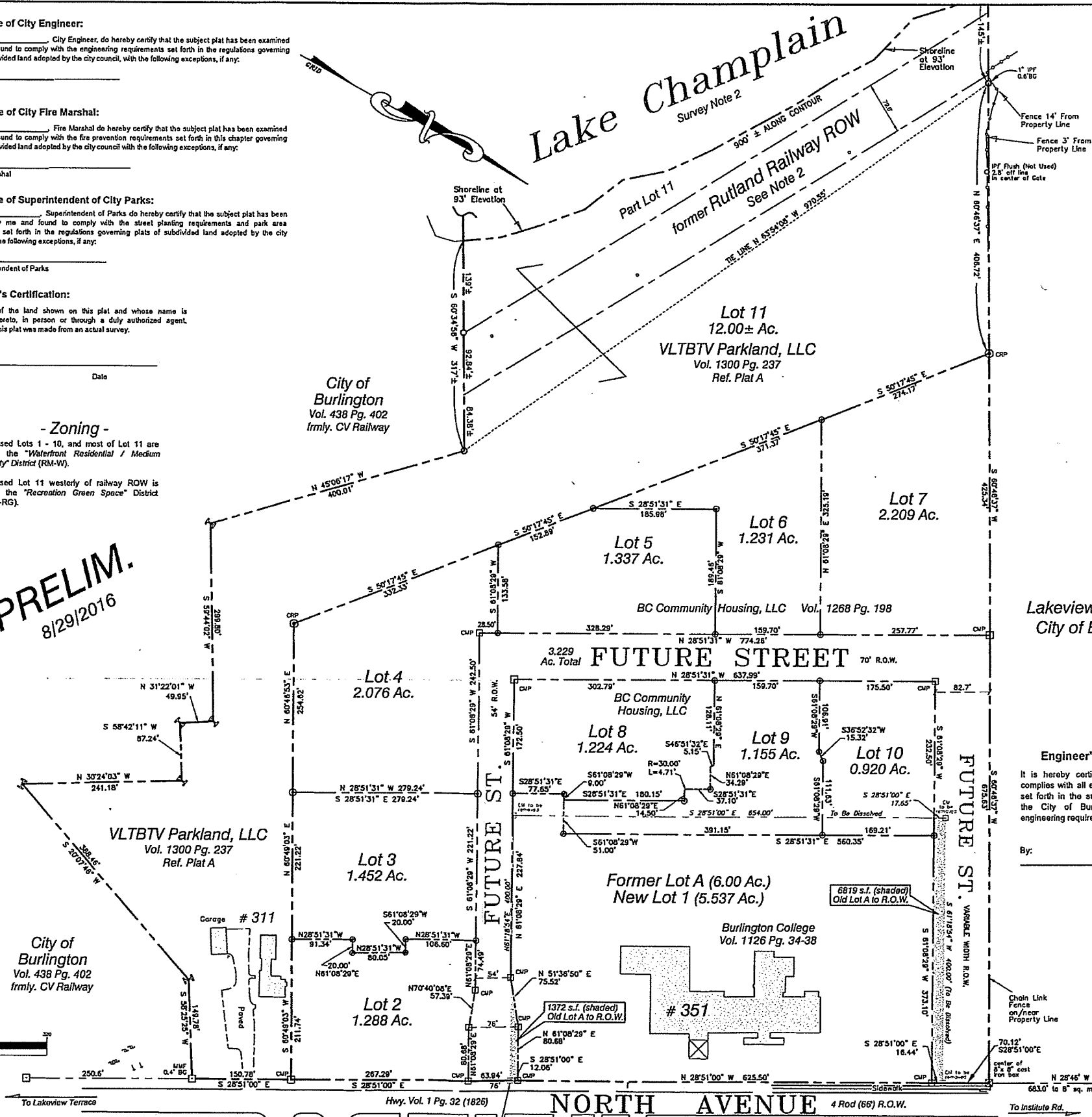
AUG 30 2016

ORIGINAL INK on MYLAR -- REDUCED for RECORDING

P:\AutoCAD\Projects\2016\14215\1-CADD Files\14215\1-SUBDIVISION (29 AUG 2016) dwg, 8/29/2016 3:08:52 PM, Cowan, DWG to PDF.pct

VT LS 597

Timothy R. Cowan



RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____
ATTEST: _____ CITY CLERK

328	336	342	346	352	358	360	366	372	376 & 378	380 & 282	392	402 & 406	412	422
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See Ownership Table at Left