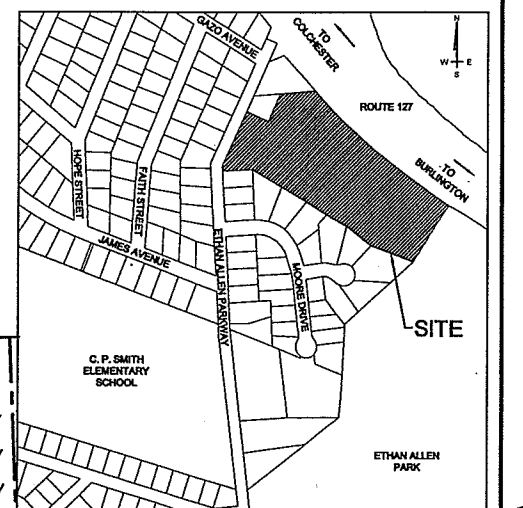
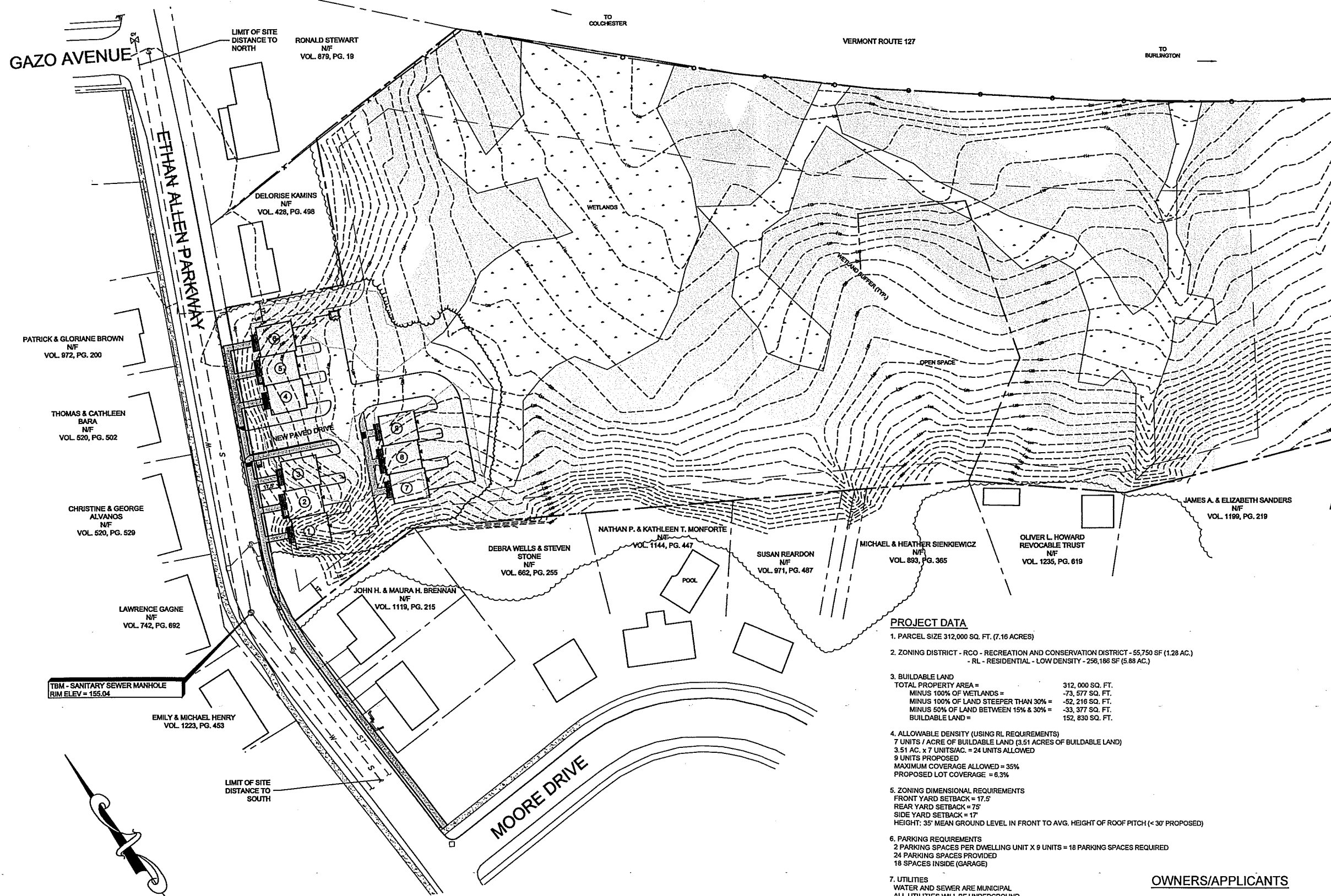


THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



LOCATION PLAN

Ethan Allen Park
Burlington Department of
Parks and Recreation

MAY 04 2017

DEPARTMENT OF
PLANNING & ZONING

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- BUILDING SETBACK
- N/F NOW OR FORMERLY
- - - - - EXISTING GROUND CONTOUR
- - - - - EXISTING WATER LINE, GATE VALVE & HYDRANT
- - - - - EXISTING SANITARY SEWER LINE & MANHOLE
- - - - - EXISTING STORM LINE AND CATCH BASIN
- ~ ~ ~ ~ ~ NEW TREE LINE
- ▲ NEW BUILDING MOUNTED LIGHT
- - - - - NEW WATER LINE, GATE VALVE AND HYDRANT
- - - - - NEW SANITARY SEWER LINE AND MANHOLE
- PROPOSED UNIT NUMBER
- WETLAND

NOTES

1. THE BOUNDARY LINE BETWEEN THE RCO AND RL ZONING DISTRICTS IS APPROXIMATE ONLY AND IS BASED ON THE INFORMATION INDICATED AT THE CITY OF BURLINGTON WEB SITE AT THE FOLLOWING URL: WWW.CI.BURLINGTON.VT.US/PLANNING/ZONING/ZNMAP/Q92224.HTML
2. THE BOUNDARIES OF THE PARCEL AND THE TOPOGRAPHIC DATA ARE BASED ON A PLAN ENTITLED "PROPOSED THREE LOT SUBDIVISION FOR ALAN GIGUERE" BY VERMONT LAND SURVEYORS, DATED 2/10/98.
3. THE SOILS ON THIS PROPERTY ARE A COMBINATION OF ADAMS AND WINDSOR LOAMY SANDS AND DUANE & DEERFIELD SOILS.

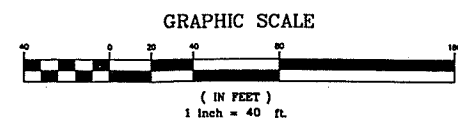
PROJECT DATA

1. PARCEL SIZE 312,000 SQ. FT. (7.16 ACRES)
2. ZONING DISTRICT - RCO - RECREATION AND CONSERVATION DISTRICT - 55,750 SF (1.28 AC.)
- RL - RESIDENTIAL - LOW DENSITY - 256,186 SF (5.88 AC.)
3. BUILDABLE LAND
TOTAL PROPERTY AREA = 312,000 SQ. FT.
MINUS 100% OF WETLANDS = -73,577 SQ. FT.
MINUS 100% OF LAND STEEPER THAN 30% = -52,216 SQ. FT.
MINUS 50% OF LAND BETWEEN 15% & 30% = -33,377 SQ. FT.
BUILDABLE LAND = 152,830 SQ. FT.
4. ALLOWABLE DENSITY (USING RL REQUIREMENTS)
7 UNITS / ACRE OF BUILDABLE LAND (3.51 ACRES OF BUILDABLE LAND)
3.51 AC. x 7 UNITS/AC. = 24 UNITS ALLOWED
9 UNITS PROPOSED
MAXIMUM COVERAGE ALLOWED = 35%
PROPOSED LOT COVERAGE = 6.3%
5. ZONING DIMENSIONAL REQUIREMENTS
FRONT YARD SETBACK = 17.5'
REAR YARD SETBACK = 75'
SIDE YARD SETBACK = 17'
HEIGHT: 35' MEAN GROUND LEVEL IN FRONT TO AVG. HEIGHT OF ROOF PITCH (< 30' PROPOSED)
6. PARKING REQUIREMENTS
2 PARKING SPACES PER DWELLING UNIT x 9 UNITS = 18 PARKING SPACES REQUIRED
24 PARKING SPACES PROVIDED
18 SPACES INSIDE (GARAGE)
7. UTILITIES
WATER AND SEWER ARE MUNICIPAL
ALL UTILITIES WILL BE UNDERGROUND
STORMWATER TO INCLUDE ON-SITE TREATMENT, DETENTION
WITH OVERFLOW INTO ADJACENT WETLANDS

OWNERS/APPLICANTS

TIM ALLES
2658 E. SNOW MOUNTAIN DR.
SANDY, UT 84093

BILL ELLIS
2139 NORTH 250 EAST ST.
PROVO, UT 84604



Date	Revision	By
4-17-17	REVISED PROJECT DATA PER D&K 8-8-16 MEMO	DLH
1-25-16	REVISED PER TECHNICAL REVIEW NOTES	DLH
4-1-15	REVISED FOR PRELIMINARY RE-FILING TO CITY	DLH
5-24-11	ADD EASEMENT AND CONVEYANCE TO CITY	DLH
4-4-11	REVISE LAYOUT	DLH
10-29-10	REVISE LAYOUT	DLH
8-26-10	GENERAL REVISIONS PER COURT APPEAL	DLH
9-11-09	REVISED PERVIOUS CONCRETE DETAILS	DLH
7-13-09	REVISED LIGHTING AND LANDSCAPING	DLH
1-9-08	REVISED DRIVEWAY LAYOUT	DLH
10-3-07	REVISED LAYOUT	DLH
8-7-07	REVISED LAYOUT	DLH

These plans shall only be used for the purpose shown below:

<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction
<input checked="" type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing

NOT FOR CONSTRUCTION

Lands of
Tim Alles & Bill Ellis
Ethan Allen Parkway, Burlington, Vermont

A PLANNED RESIDENTIAL DEVELOPMENT

OVERALL SITE PLAN

proj. no. 07028
survey Others
design DLH
drawn SEA
checked DJG
date 04/09/07
scale 1" = 40'
shl. no. 1
of 12

LD LAMOUREUX & DICKINSON
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