

VERMONT
ACT 250 District Commission # 4, 6, 9

Application #: **4C1309**

Exhibit #: **004**

Date Received: **12/22/17**

ZONING INFORMATION

Parcel ID's: EA138, EA144, EA152 & EA160
(1.26± Acres Total)

Zoned: Gateway District - BFS Urban General

Proposal: (66) 1-Bedroom Units + 2,300 sf Commercial Space

Overall Impervious Coverage: 50.8% (0.64 Acres)
Building Coverage: 31.7% (17,424 SF Footprint)

Required Parking:
Residential:
1 space/Unit + 1 space/4 Units = 83 spaces;
Commercial:
3 spaces/1,000 sf floor area = 7 spaces;
Total Spaces Required = 90 spaces

Proposed Parking:
68 inside + 22 outside = 90 spaces provided
(5 ADA Accessible Inside)

Sanitary Sewage will be served via Municipal Connection
Water will be served via Municipal Connection
All Utilities will be underground.

SOIL TYPES

AgD Agawam fine sandy loam, 12-30% slopes
Lr Limerick silt loam, very wet

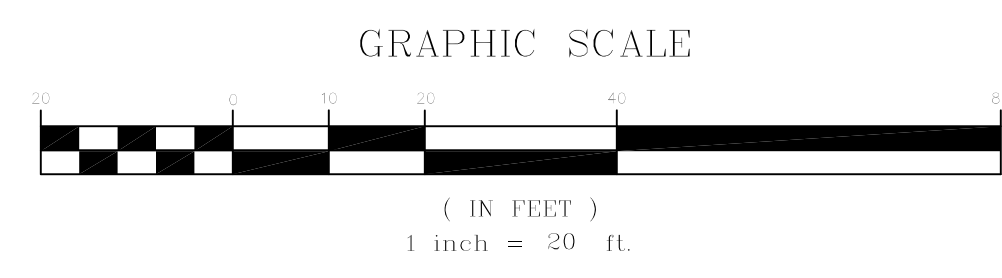
OWNERS / APPLICANTS

Parcel ID: EA138
Kim Haley & Gregory Chioffi Revocable Trust
619 Golf Course Road
South Burlington, VT 05403

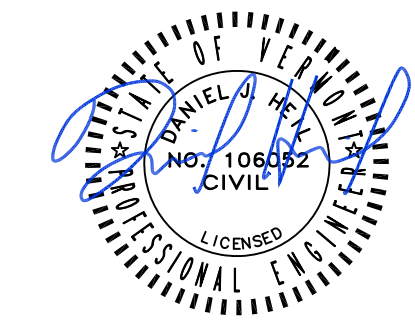
Parcel ID: EA144
Jamie Faas & Nathaniel Hayward
694 Creek Farm Road
Colchester, VT 05446

Parcel ID: EA152
Giles Wagoner & Brian Libby
35 North Ave. #4
Burlington, VT 05401

Parcel ID: EA160
Giles Wagoner & Brian Libby
35 North Ave. #4
Burlington, VT 05401



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



| DATE | REVISION | BY |
|---------|--|-----------------|
| 9/15/17 | ADDED WETLANDS PER GILMAN & BRIGGS DELINEATION | DJH |
| SURVEY | OBCA | DATE 3/23/17 |
| DESIGN | PFH/DWB | JOB# 2016-11 |
| DRAWN | PFH | FILE 2016-11-S3 |
| CHECKED | DWB | PLAN SHEET # |
| SCALE | 1" = 20' | |

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX VILLAGE, VT
PHONE: 878-9590
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E-MAIL: ocb@olearyburke.com

Mixed-Use 4-Story Building
138, 144, 152 & 160 East Allen Street Winooski, VT

Site Plan

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