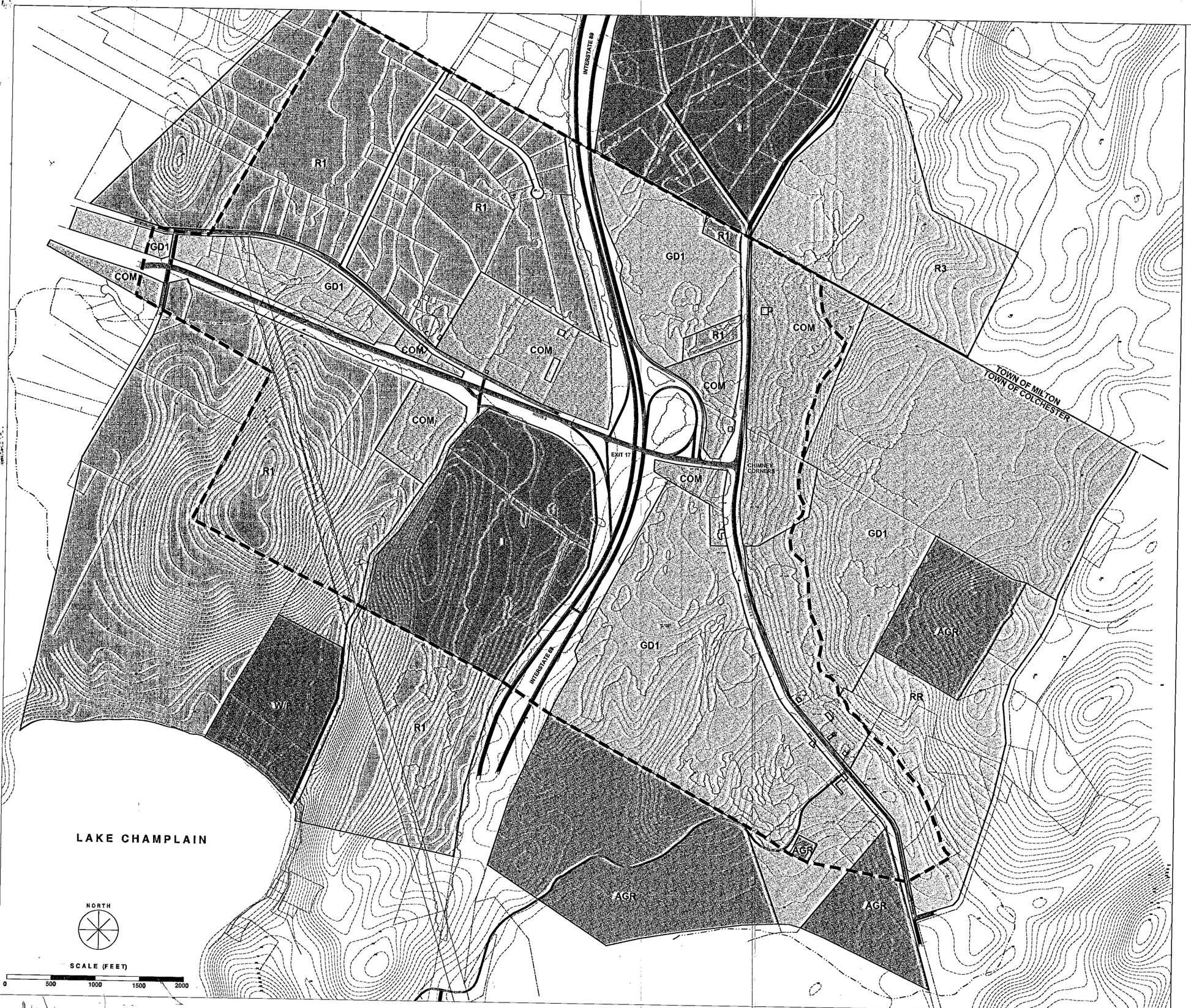
STUDY AREA, COLCHESTER, VERMONT
November 15, 2001

Source: 1:5K Digital Orthophotos, Vermont Significant Wetlands Inventory, Town Boundary, E911 Roads, VCGI; Water Bodies, USGS; Parcel boundaries and Zoning, Town of Colchester; Study Area Boundary, SEI

STONE ENVIRONMENTAL INC



EXIT 17 GROWTH STUDY

Zoning

	COLCHESTER STUDY AREA
	GD1 – GENERAL DEVELOPMENT 1
	COMM – COMMERCIAL
	I – INDUSTRIAL
	R1– LOW DENSITY RESIDENTIAL
	RR – RURAL RESIDENTIAL
	AGR – AGRICULTURAL
	W/F – WETLAND / FLOODPLAIN DISTRICT

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Woodline from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From CCRPC (822 Acres)

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

David H. Spitz, Land Use Planner

DUNN HAMMERMAN

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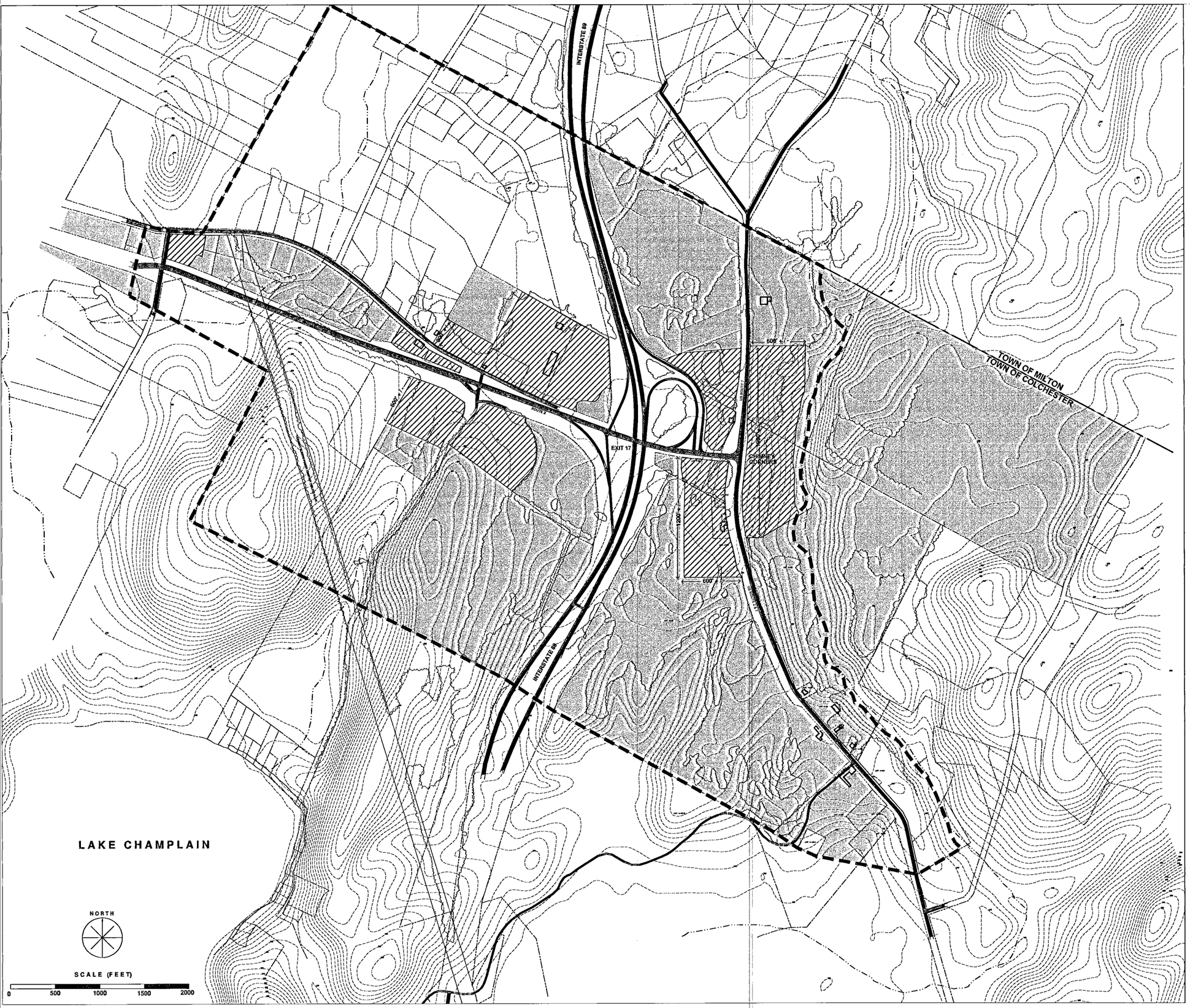
AUGUST 2, 1999



EXIT 17 GROWTH STUDY

Zoning Boundaries

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Woodline from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From 1996 Master Plan (822 Acres)
- Proposed GD4 District Boundary
- Proposed Commercial Overlay District Boundary

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

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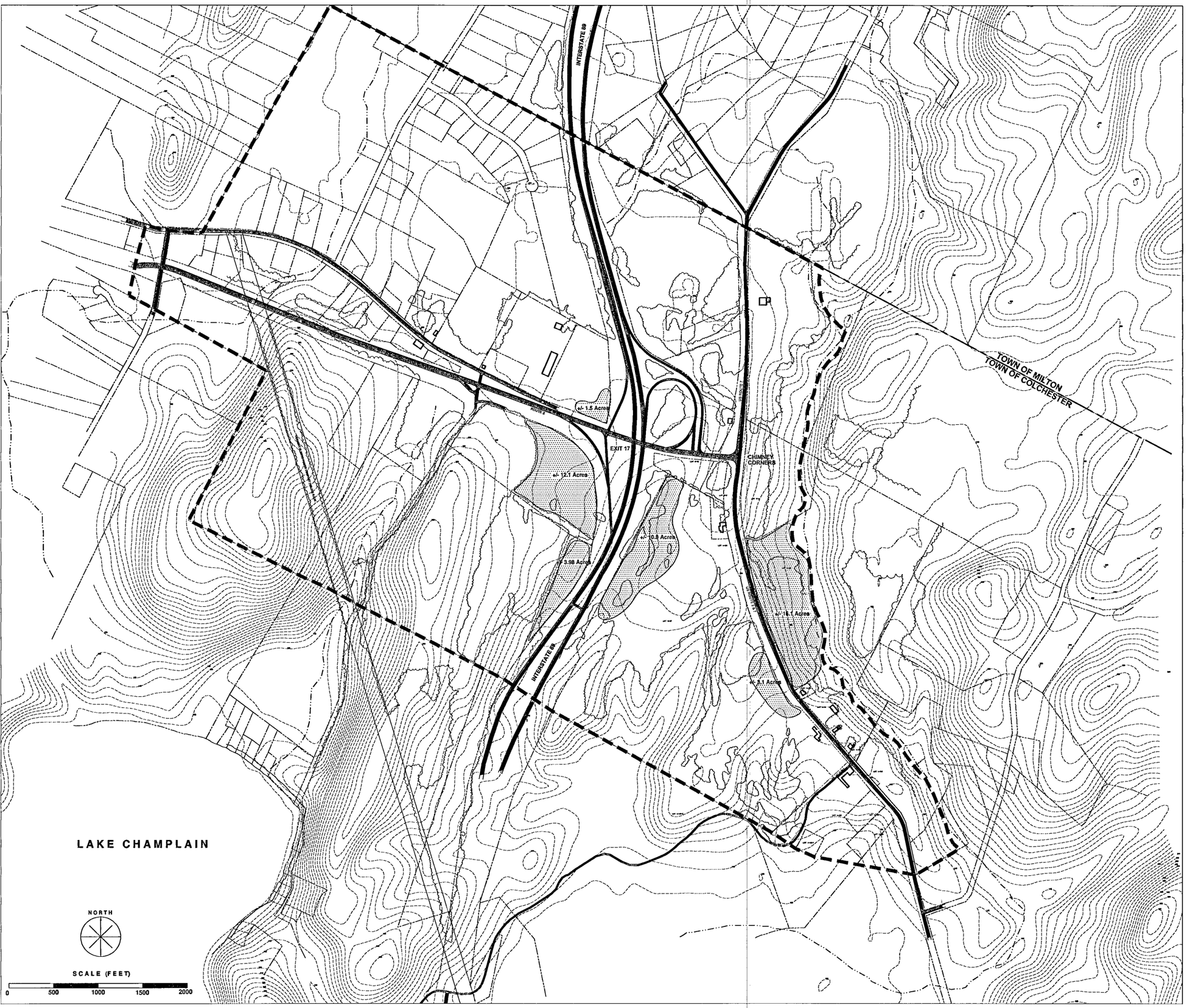
OCTOBER 27, 1999

EXIT 17 GROWTH STUDY



Protected Open Space

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Woodline from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From 1996 Master Plan (822 Acres)
- Proposed Protected Open Lands

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

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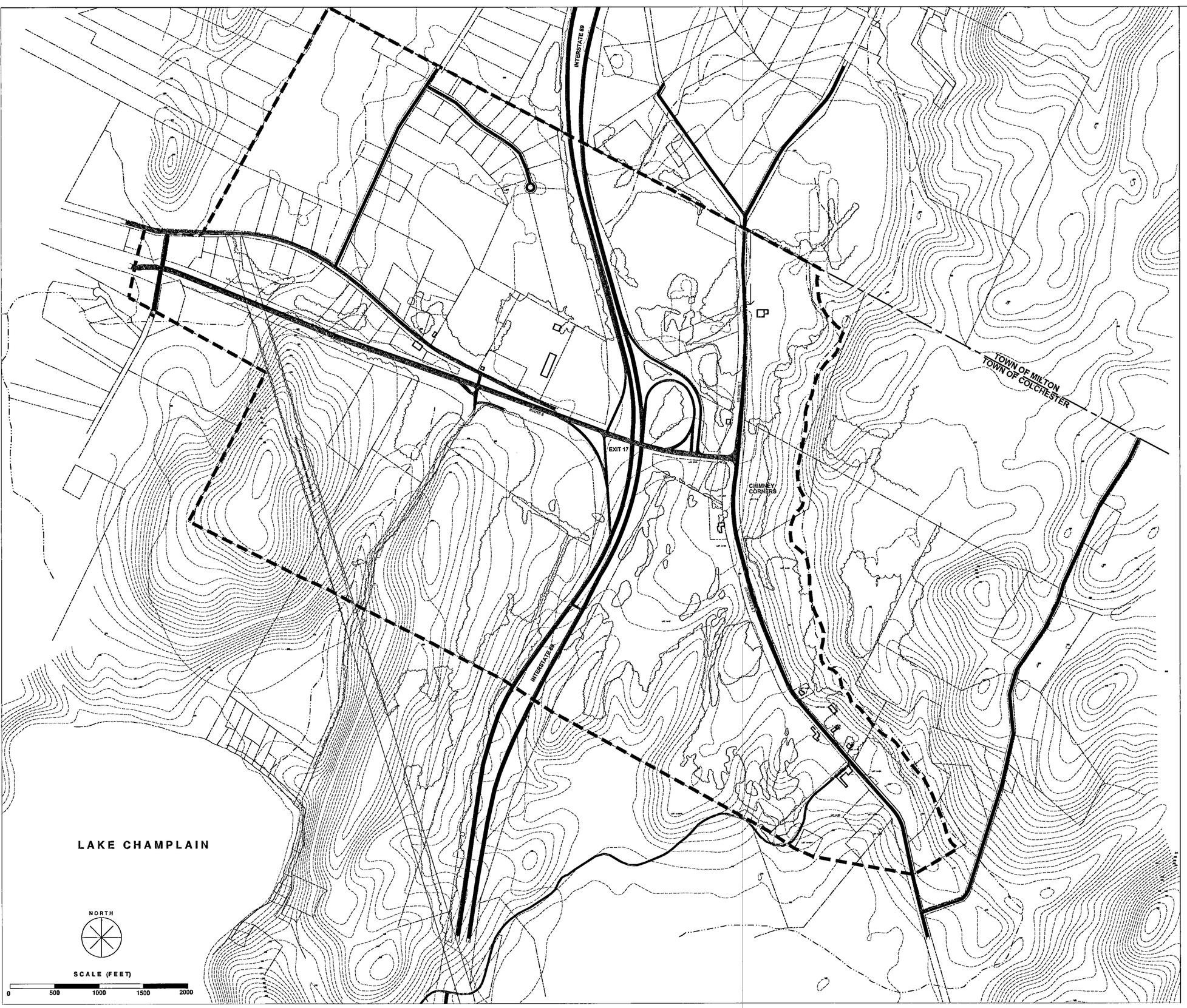
OCTOBER 27, 19

EXIT 17 GROWTH STUDY



MAP #1: Base Map

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Woodline from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From CCRPC (822 Acres)

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

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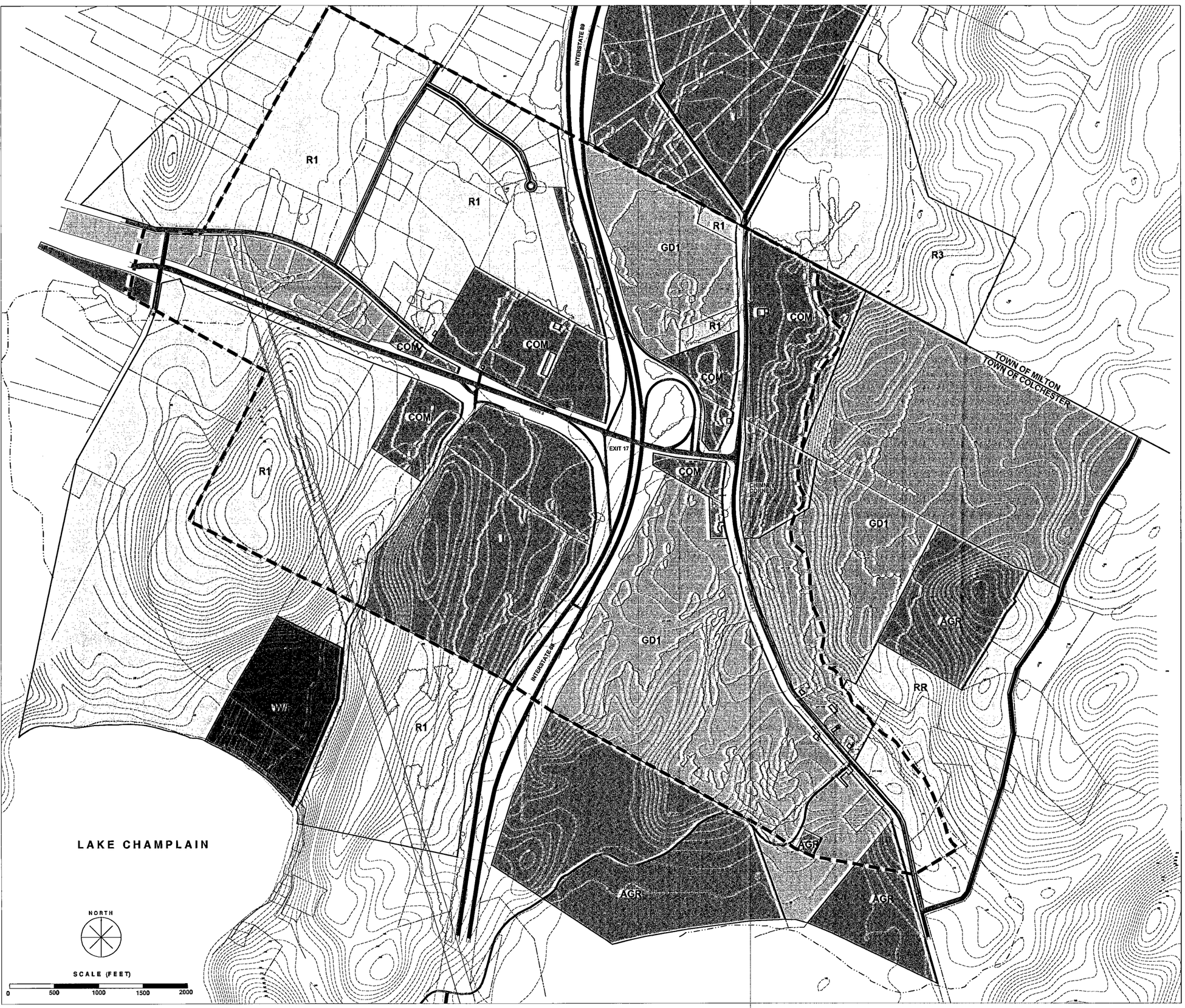
JUNE 26, 2000

EXIT 17 GROWTH STUDY



MAP #2: Existing Zoning

	COLCHESTER STUDY AREA
	GD1 – GENERAL DEVELOPMENT 1
	COMM – COMMERCIAL
	I – INDUSTRIAL
	R1– LOW DENSITY RESIDENTIAL
	RR – RURAL RESIDENTIAL
	AGR – AGRICULTURAL
	W/F – WETLAND / FLOODPLAIN DISTRICT

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Woodline from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From CCRPC (822 Acres)

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

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EXIT 17 GROWTH STUDY

MAP #3: Natural Resources

- NW Class I / II Wetlands and 50' Buffers
- Major Streams
- 85' Town Stream Setback
- Slopes > 25%
- Prime Agricultural Soils

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Wood line from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From CCRPC (822 Acres)

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

NOTE:
Additional natural & site resources are likely to be encountered upon closer examination of individual parcels. These restrictions may include archeologic sites, ledge, endangered species and habitat and additional wetlands (class III). These factors may greatly increase development restrictions

INTERSTATE 89

EXIT 17

CHIMNEY CORNERS

TOWN OF MILTON
TOWN OF COLCHESTER

INTERSTATE 89

LAKE CHAMPLAIN

NORTH

SCALE (FEET)

0 500 1000 1500 2000

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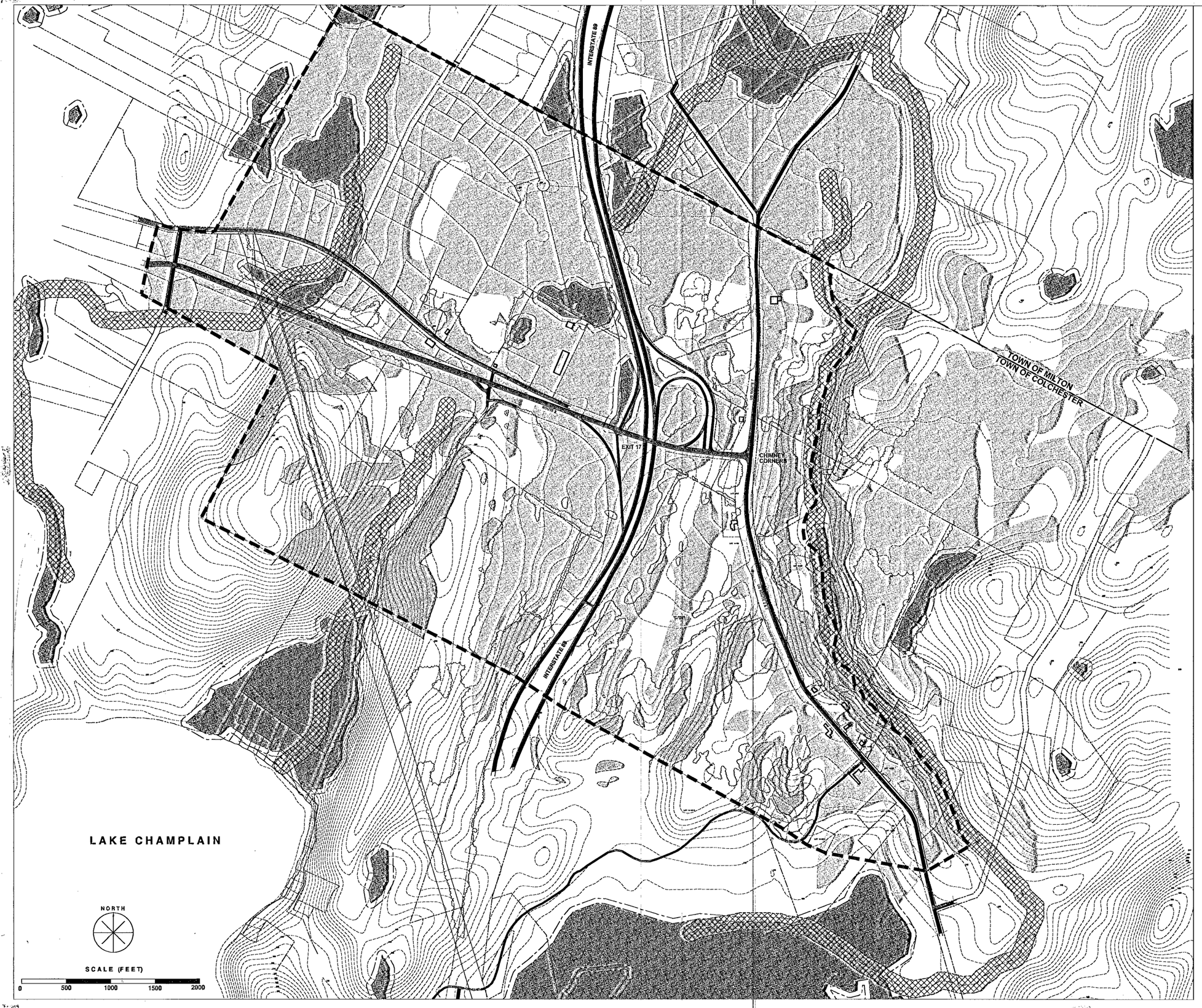
JUNE 26, 2000



EXIT 17 GROWTH STUDY

Natural Resources

- NW Class I / II Wetlands and 50' Buffers
- Major Streams
- 85' Town Stream Setback
- Slopes > 25%
- Prime Agricultural Soils

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Wood line from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From CCRPC (822 Acres)

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

NOTE:
Additional natural & site resources are likely to be encountered upon closer examination of individual parcels. These restrictions may include archeologic sites, ledge, endangered species and habitat and additional wetlands (class III). These factors may greatly increase development restrictions

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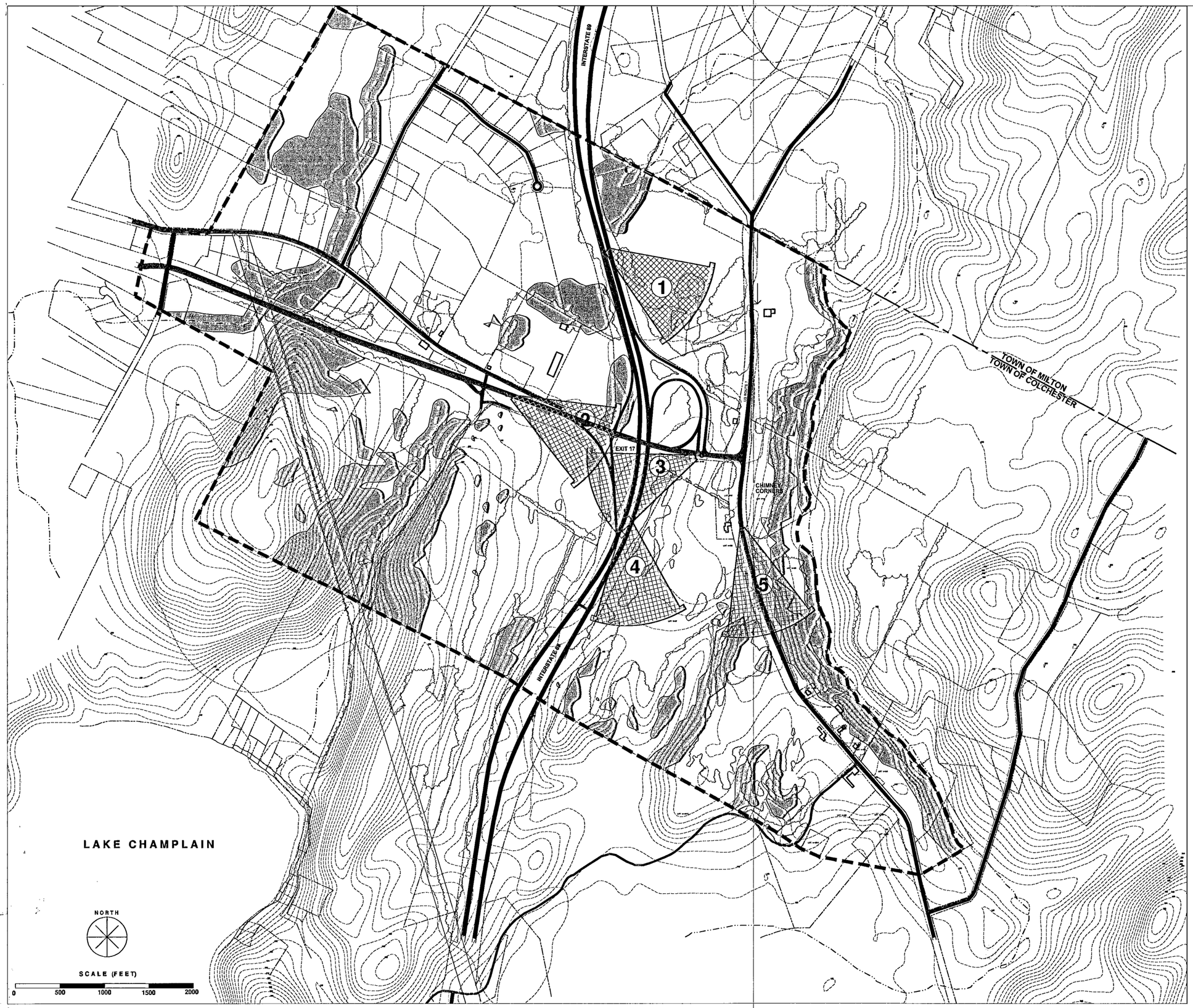
REVISED AUGUST 11, 1999



EXIT 17 GROWTH STUDY

MAP #4: Site Limitations

Areas where development may be limited to the presence of Class I/II wetlands, surface waters and/or steep slopes Approximately 184 Acres (22.4%)

Open Space Vistas (see below)

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Wood line from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From CCRPC (822 Acres)

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

Open Space Vistas

#1	I89 Southbound - Looking East
#2	US Route 2 - Looking East
#3	Route 2 Westbound - Looking West
#4	I89 Southbound - Looking East
#5	Route 7 Looking South and West

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EXIT 17 GROWTH STUDY

MAP #4: Site Limitations

Areas where development may be limited to the presence of Class I/II wetlands, surface waters and/or steep slopes Approximately 184 Acres (22.4%)

Open Space Vistas (see below)

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Wood line from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From CCRPC (822 Acres)

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

Open Space Vistas

#1	I89 Southbound - Looking East
#2	I89 Southbound - Looking West
#3	Route 2 Westbound - Looking West
#4	I89 Southbound - Looking East
#5	Route 7 Looking South and West

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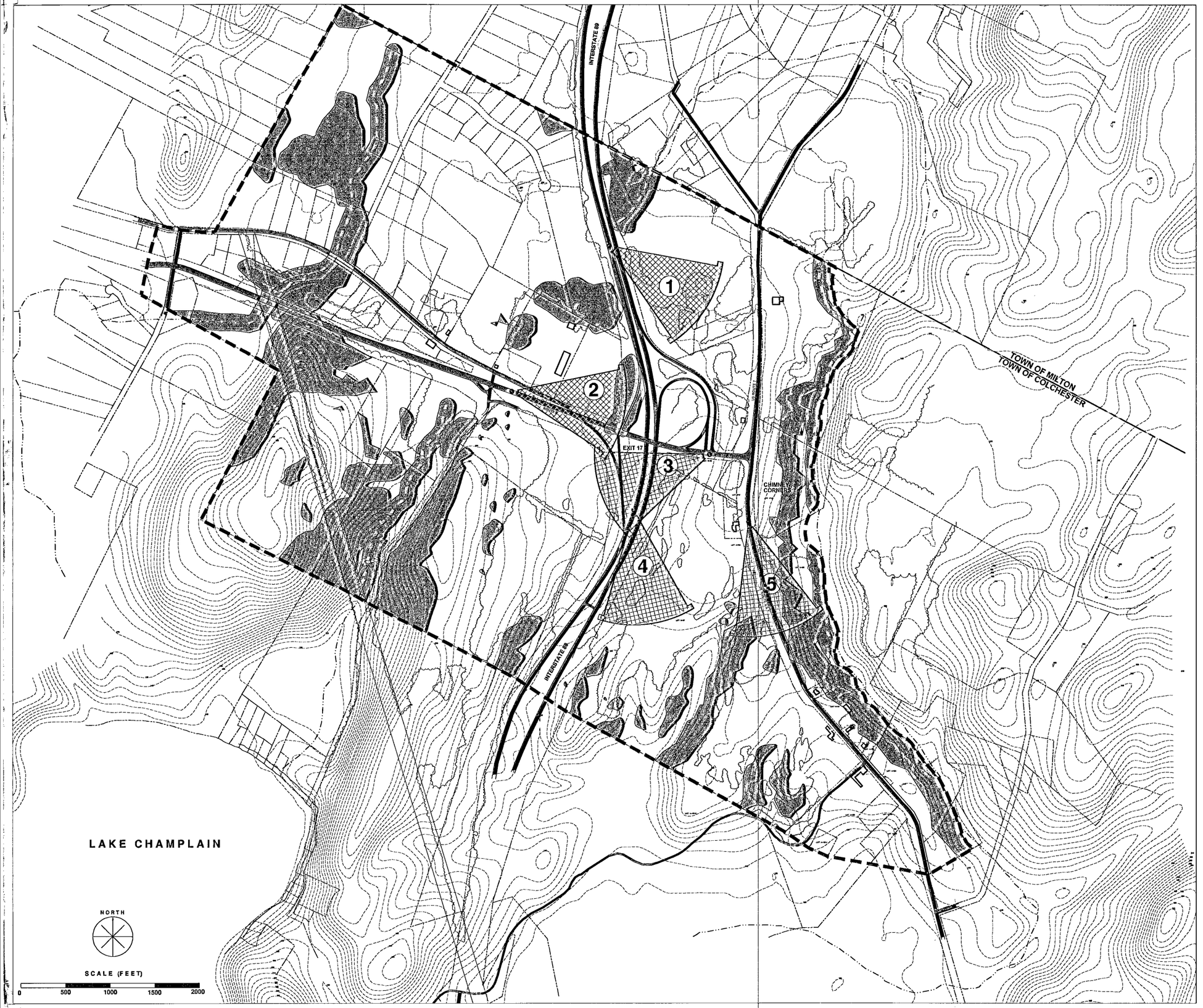
JUNE 26, 2000

LAKE CHAMPLAIN

NORTH

SCALE (FEET)
0 500 1000 1500 2000



EXIT 17 GROWTH STUDY

Site Limitations

Areas where development may be limited to the presence of Class I/II wetlands, surface waters and/or steep slopes Approximately 184 Acres (22.4%)

Vista : See notes below

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Wood line from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From CCRPC (822 Acres)

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

Vistas (Preliminary)

#1	I89 Southbound - Looking East
#2	Route 2 Eastbound - Looking East
#3	Route 2 Westbound - Looking West
#4	I89 Southbound - Looking East
#5	Route 7 Looking South and West

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REVISED OCTOBER 19, 1999

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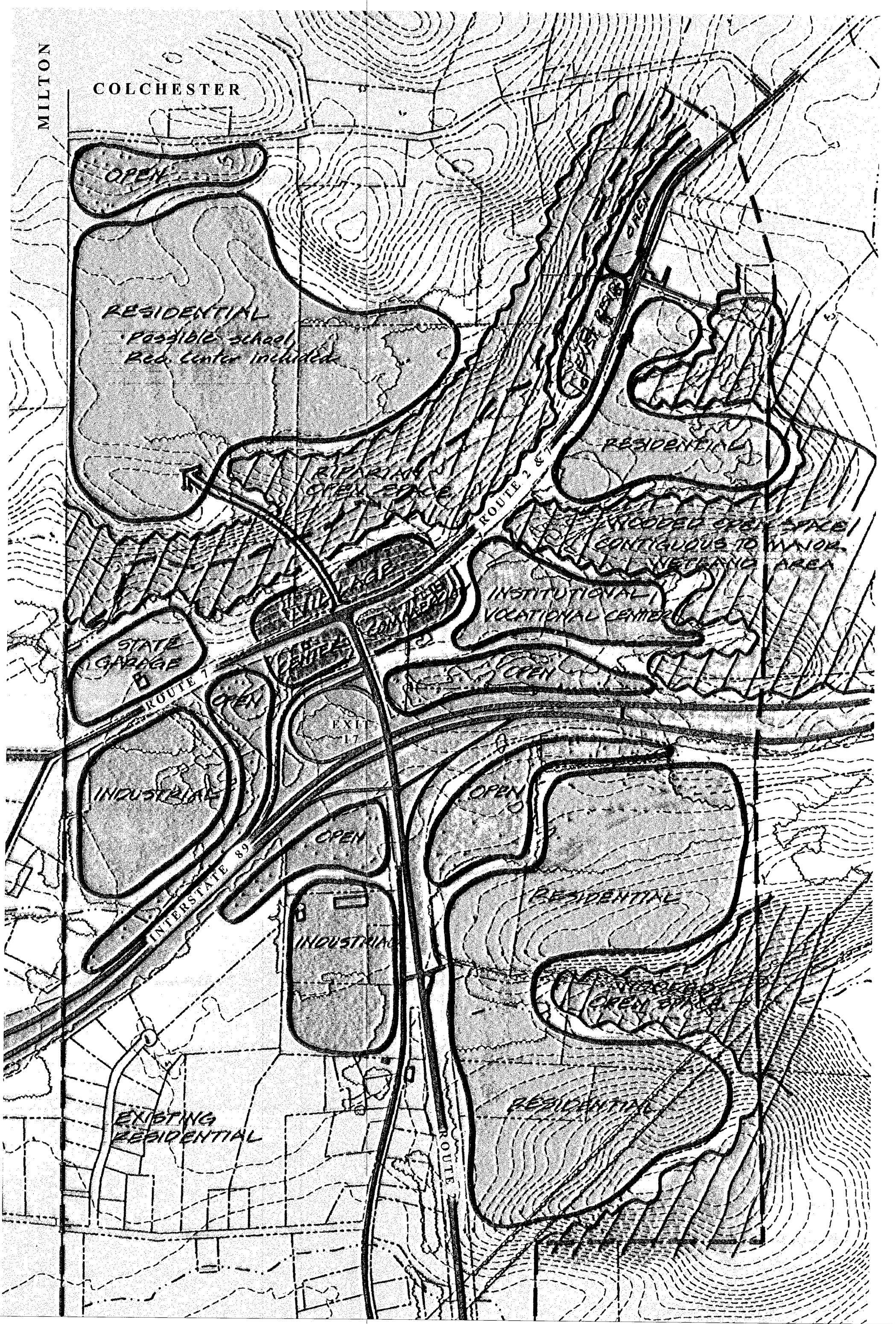
EXIT 17 GROWTH STUDY

MAP #5
Open Space Orientation

NORTH

SCALE: 1" = 300'

SEPTEMBER 15, 1999



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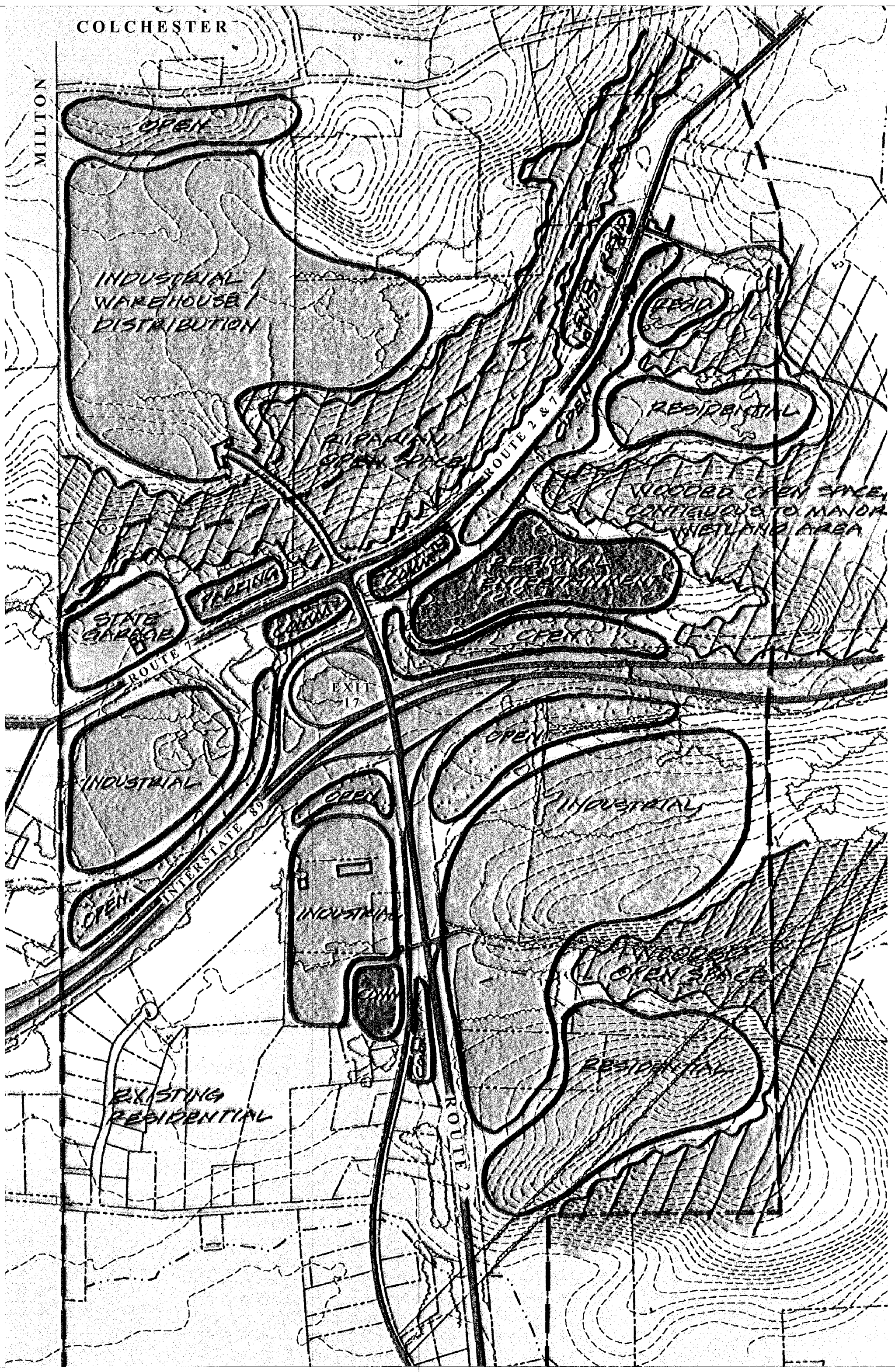
EXIT 17 GROWTH STUDY

MAP #6:
Village Orientation

NORTH

SCALE: 1" = 300'

SEPTEMBER 15, 1999



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EXIT 17 GROWTH STUDY

MAP #7:
Interstate and Industrial Orientation

NORTH

SCALE: 1" = 300'

SEPTEMBER 15, 1999

EXIT 17 GROWTH STUDY

MAP #8: Proposed Zoning Districts

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Woodline from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From 1996 Master Plan (822 Acres)
- Proposed GD4 District Boundary
- Proposed Commercial Overlay District Boundary

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

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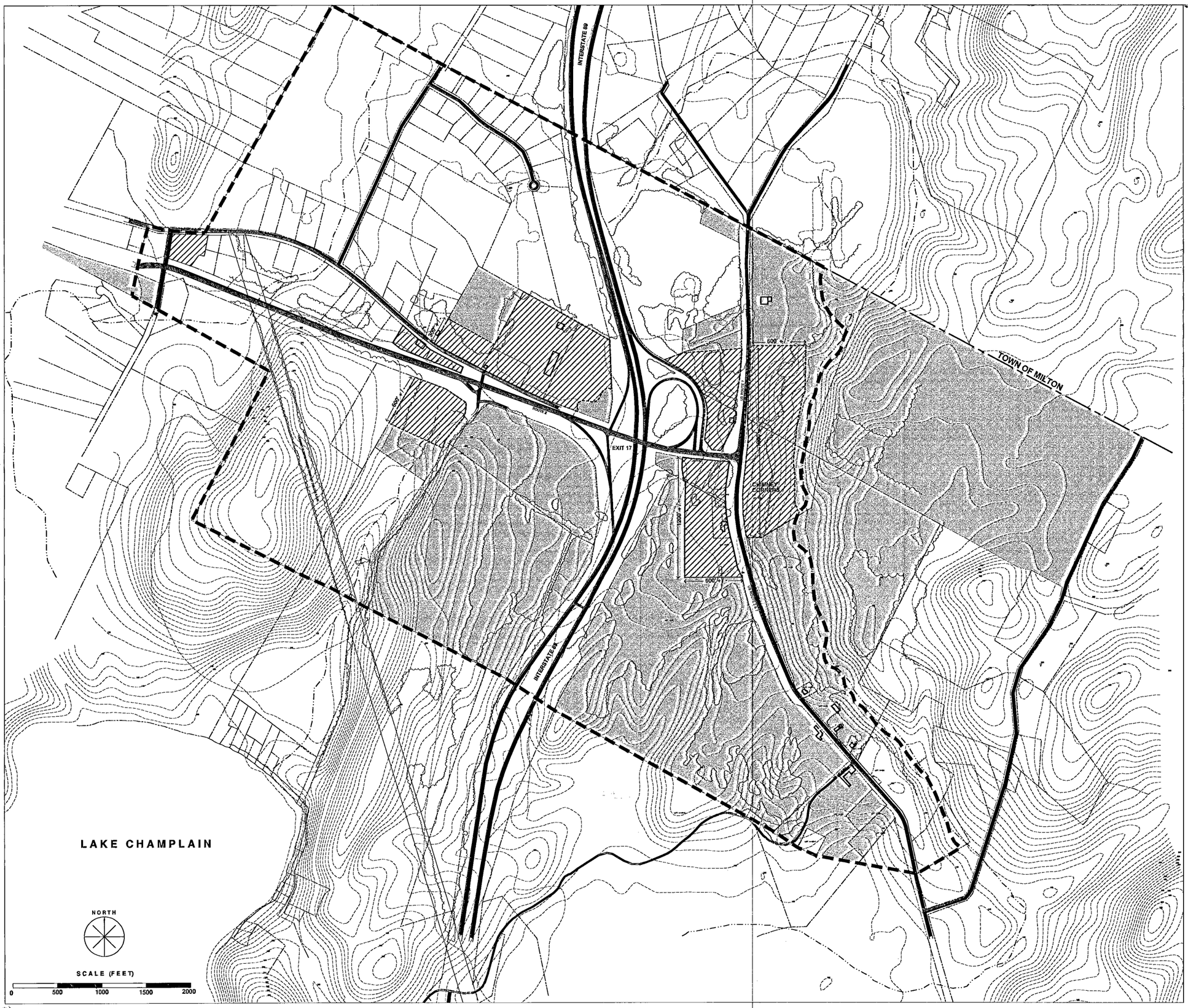
JUNE 26, 2000

LAKE CHAMPLAIN

NORTH

SCALE (FEET)
0 500 1000 1500 2000



EXIT 17 GROWTH STUDY

Zoning Boundaries

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Woodline from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From 1996 Master Plan (822 Acres)
- Proposed GD4 District Boundary
- Proposed Commercial Overlay District Boundary

Source:
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Town of Colchester Planning and Zoning
USGS Digital Elevation Models

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FEBRUARY 9, 2000

EXIT 17 GROWTH STUDY

MAP #9: Important Open Space

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Woodline from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From 1996 Master Plan (822 Acres)
- Proposed Protected Open Lands

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

INTERSTATE 89

+/- 1.5 Acres

EXIT 17

+/- 12.1 Acres

CHIMNEY CORNERS

+/- 10.9 Acres

+/- 3.8 Acres

+/- 23.2 Acres

+/- 2.9 Acres

TOWN OF MILTON
TOWN OF COLCHESTER

LAKE CHAMPLAIN

NORTH

SCALE (FEET)

0 500 1000 1500 2000

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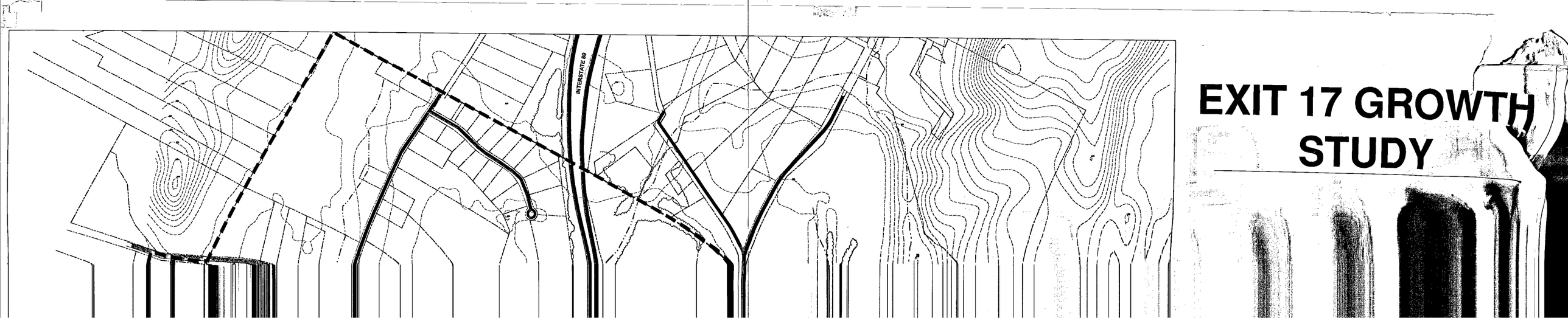
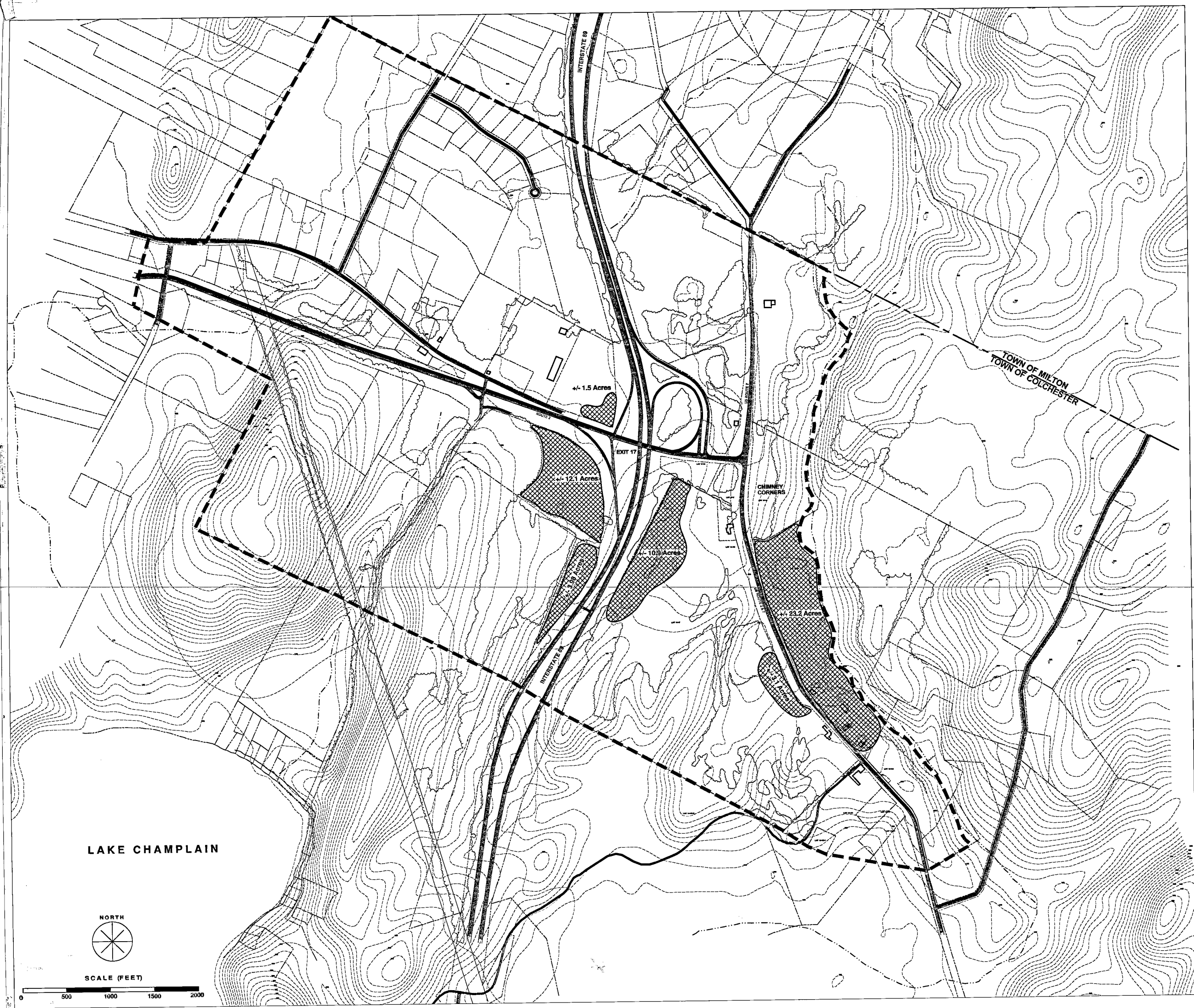
JUNE 26, 2000



EXIT 17 GROWTH STUDY

EXIT 17 GROWTH STUDY



Protected Open Space

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Woodline from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From 1996 Master Plan (822 Acres)
- Proposed Protected Open Lands

Source:
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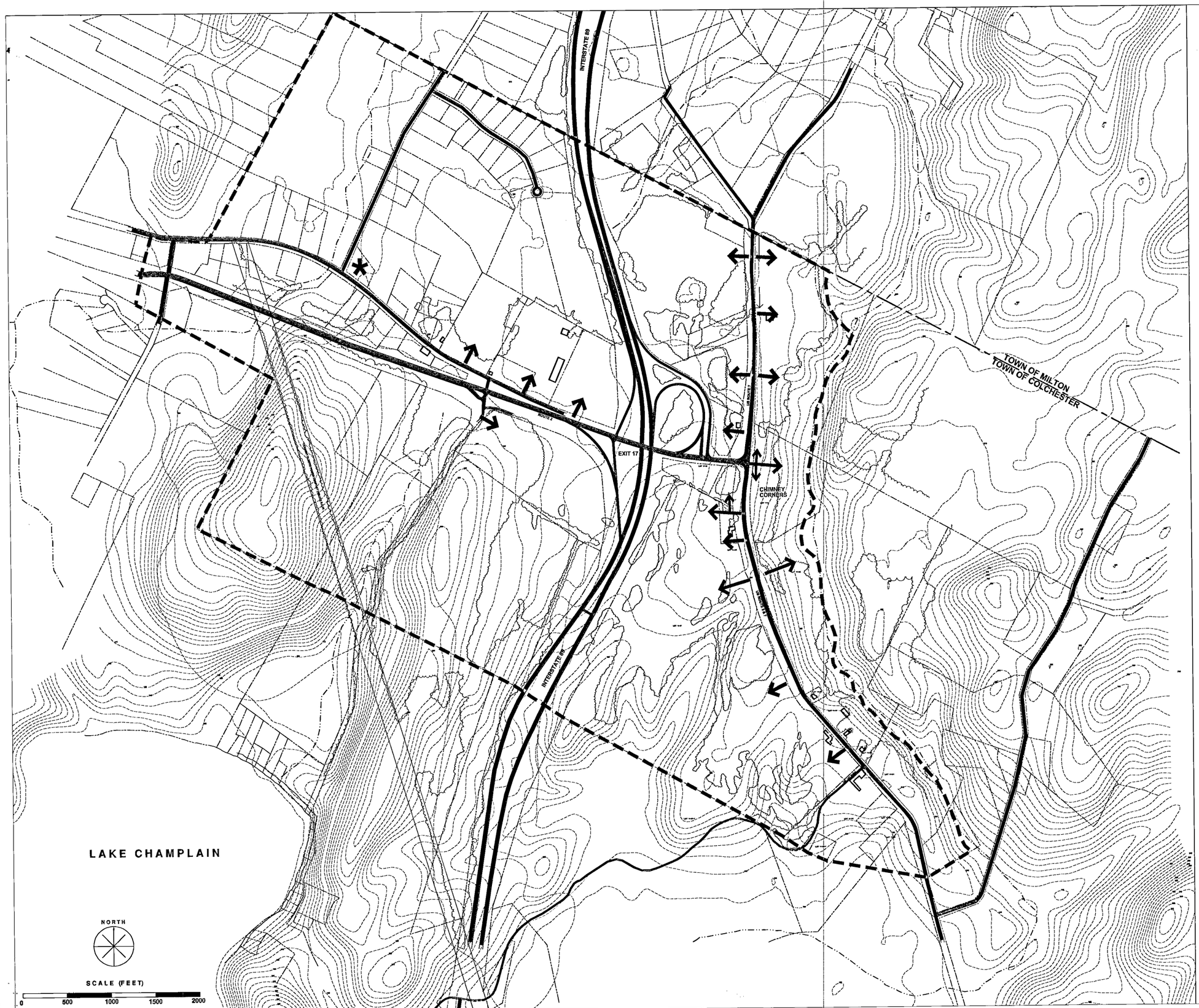

MAP #10: Proposed Access Points

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Woodline from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From 1996 Master Plan (822 Acres)
- Proposed Access

Source:
Vermont Center for Geographic Information
Town of Colchester Planning and Zoning
USGS Digital Elevation Models

* Access not reviewed on Jasper Mine Road, west of Prince, or on secondary roadways

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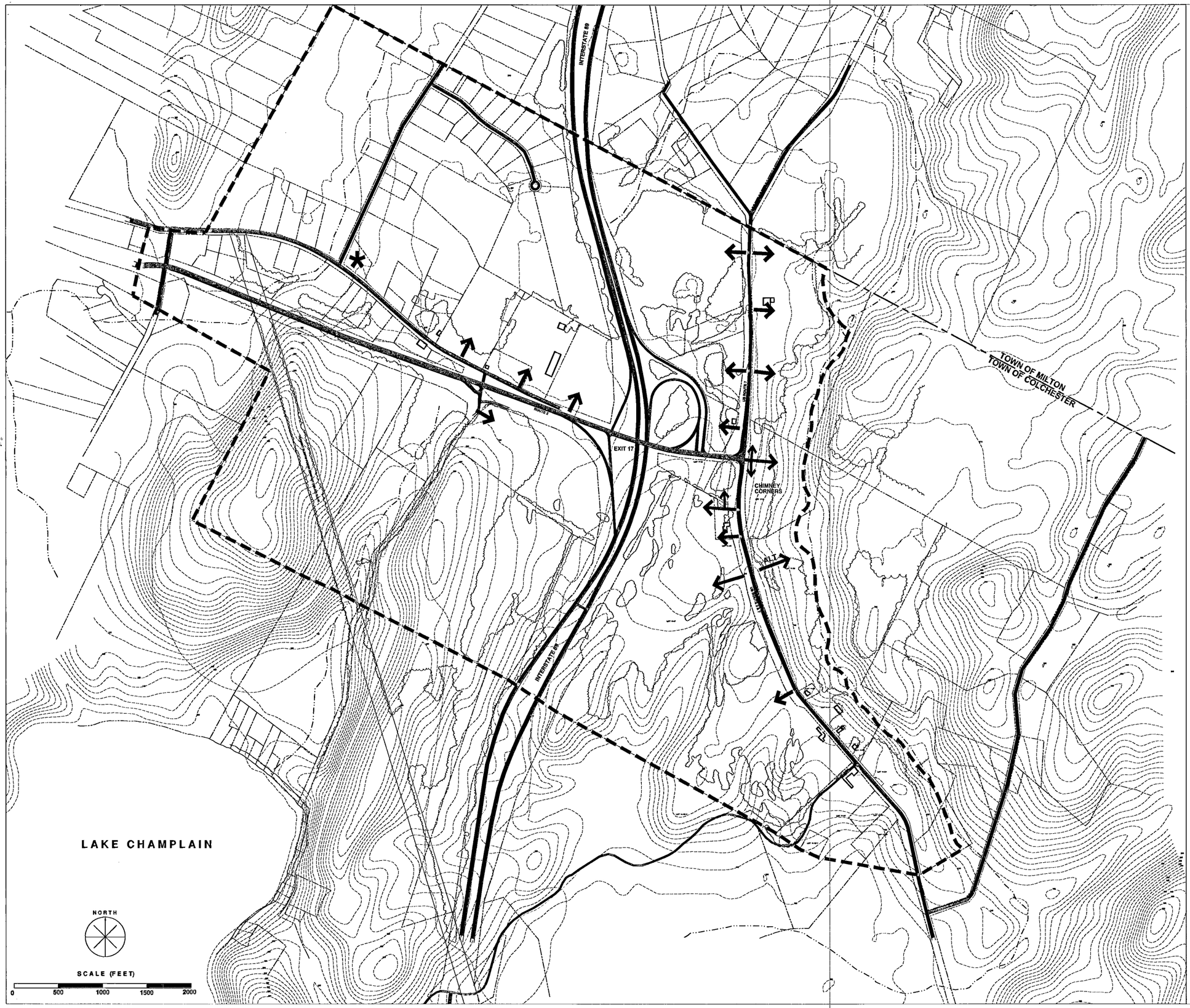
FEBRUARY 29, 2000



EXIT 17 GROWTH STUDY

Proposed Access Points

General Key

- Roads
- 10 Foot Topographic Contour
- Tax Parcel Boundary
- Woodline from Aerial Photography
- Structures from Aerial Photography
- Town Boundary
- Growth Center Boundary From 1996 Master Plan (822 Acres)
- Proposed Access

Source:
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