

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
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DRAWN

MAB

CHECKED

JLM

APPROVED

JLM

CLIENT:

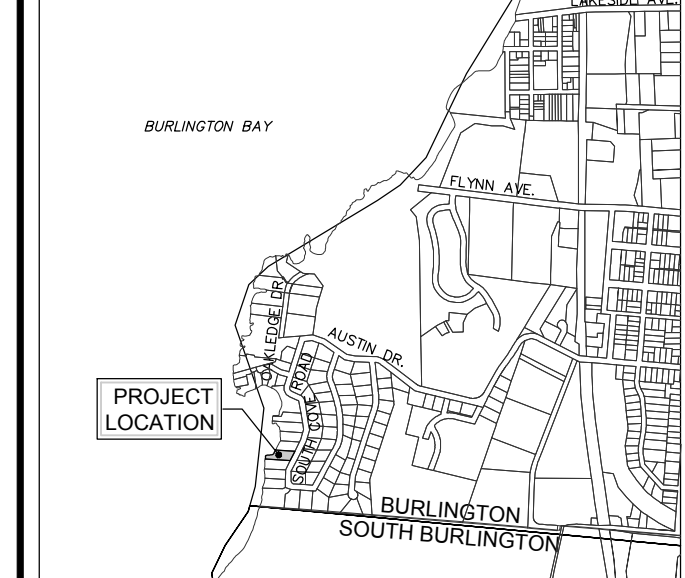
William and Lara Calfee

PROJECT:

147 SOUTH COVE DRIVE

147 SOUTH COVE
BURLINGTON VT

BURLINGTON



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION

EXISTING CONDITIONS SITE PLAN

DATE
06/14/2018

SCALE
1" = 20'

PROJ. NO.
18103

DRAWING NUMBER

C1.0

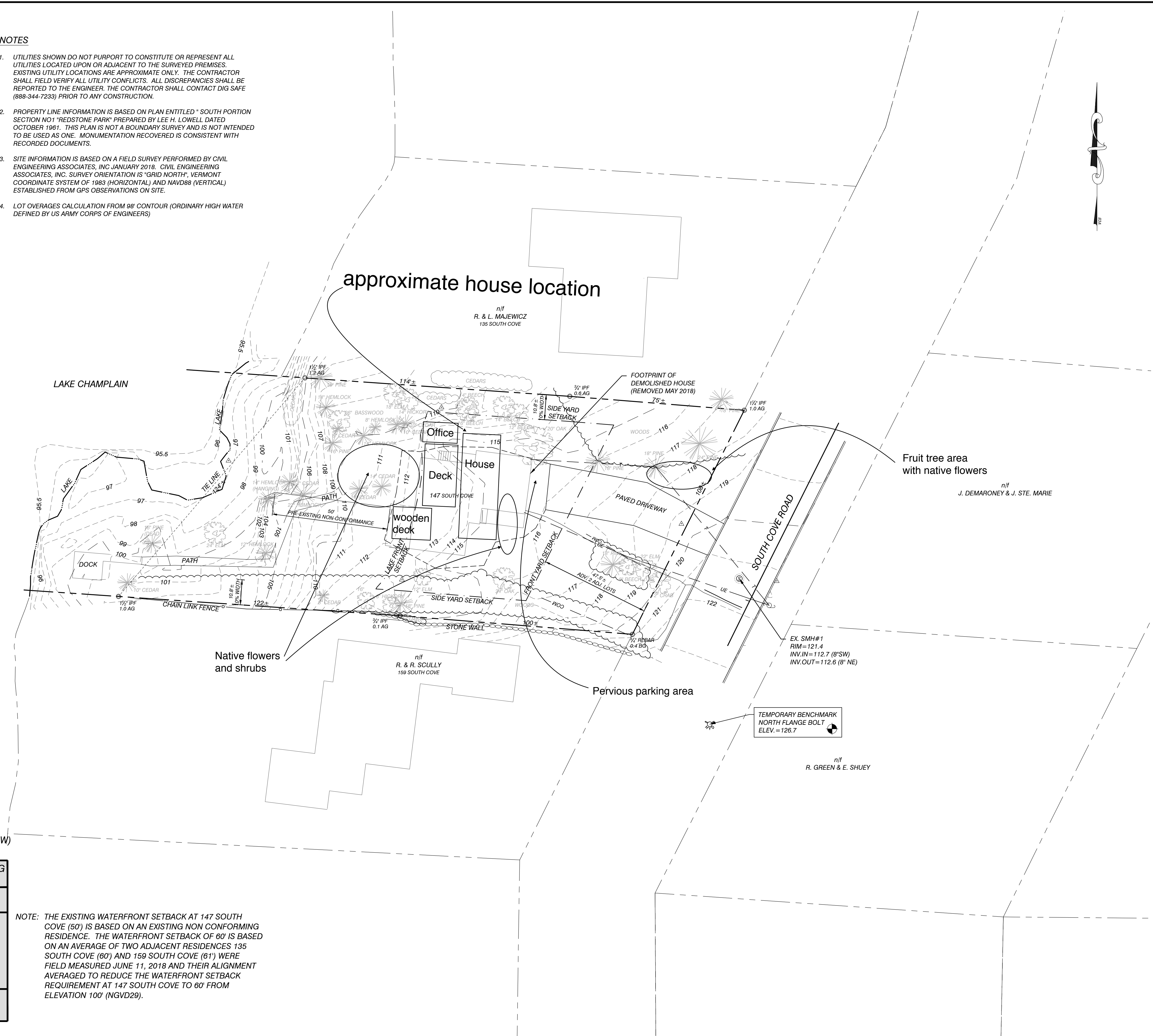
LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- - - 100' EXISTING CONTOUR
- ===== EXISTING CURB
- EXISTING FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING GUARD RAIL
- E EXISTING ELECTRIC
- FM EXISTING FORCEMAIN
- G EXISTING GAS
- ST EXISTING STORM
- S EXISTING GRAVITY SEWER
- T EXISTING TELEPHONE
- W EXISTING WATER
- COM EXISTING COMMUNICATIONS
- EXISTING SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- ~ EDGE OF BRUSH/WOODS
- IRON ROD/PIPE FOUND
- PROJECT BENCHMARK
- △ ABOVE GRADE | BELOW GRADE CONTROL POINT

NOTES

- 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.
- PROPERTY LINE INFORMATION IS BASED ON PLAN ENTITLED "SOUTH PORTION SECTION NO 1 'REDSTONE PARK' PREPARED BY LEE H. LOWELL DATED OCTOBER 1981. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
- SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC. JANUARY 2018. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
- LOT OVERAGES CALCULATION FROM 98' CONTOUR (ORDINARY HIGH WATER DEFINED BY US ARMY CORPS OF ENGINEERS)

approximate house location



ZONING DISTRICT:
WATERFRONT RESIDENTIAL LOW DENSITY (RL-W)
PARCEL: 22,020 S.F. (0.5 AC.) (SEE NOTE 4)

CATEGORY	ZONING REGULATIONS	EXISTING
COVERAGE		
TOTAL	35%	16.5%
SETBACK		
FRONT YARD	AVG. 2 ADJ. LOTS	66'±
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	30'±
LAKEFRONT	60' FROM 100' CONTOUR	50'±*
BUILDING HEIGHT		
EXISTING PRIMARY	35	--

NOTE: THE EXISTING WATERFRONT SETBACK AT 147 SOUTH COVE (50') IS BASED ON AN EXISTING NON CONFORMING RESIDENCE. THE WATERFRONT SETBACK OF 60' IS BASED ON AN AVERAGE OF TWO ADJACENT RESIDENCES 135 SOUTH COVE (60') AND 159 SOUTH COVE (61') WERE FIELD MEASURED JUNE 11, 2018 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 147 SOUTH COVE TO 60' FROM ELEVATION 100' (NGVD29).