

**LEGEND**

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- EXISTING CURB
- x- EXISTING FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- ETC EXISTING ELEC., TEL. & CABLE
- g- EXISTING GAS
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- IRON ROD/PIPE FOUND
- CONCRETE MONUMENT FOUND
- REBAR SET

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
P: 802-864-2323 FAX: 802-864-2271 web: www.ces-vt.com

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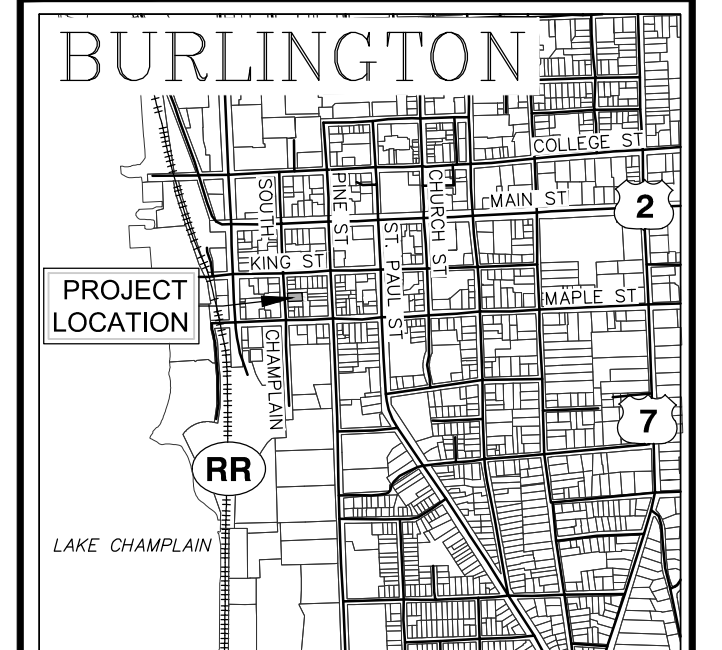
DRAWN  
**GAC / MAB**  
CHECKED  
**JLM**  
APPROVED  
**JLM**

CLIENT:  
**PERRAS PROPERTIES, LLC**

188 & 192 SOUTH CHAMPLAIN STREET  
BURLINGTON, VERMONT

PROJECT:  
**PROPERTY IMPROVEMENTS**

188 & 192 SOUTH CHAMPLAIN STREET  
BURLINGTON, VERMONT



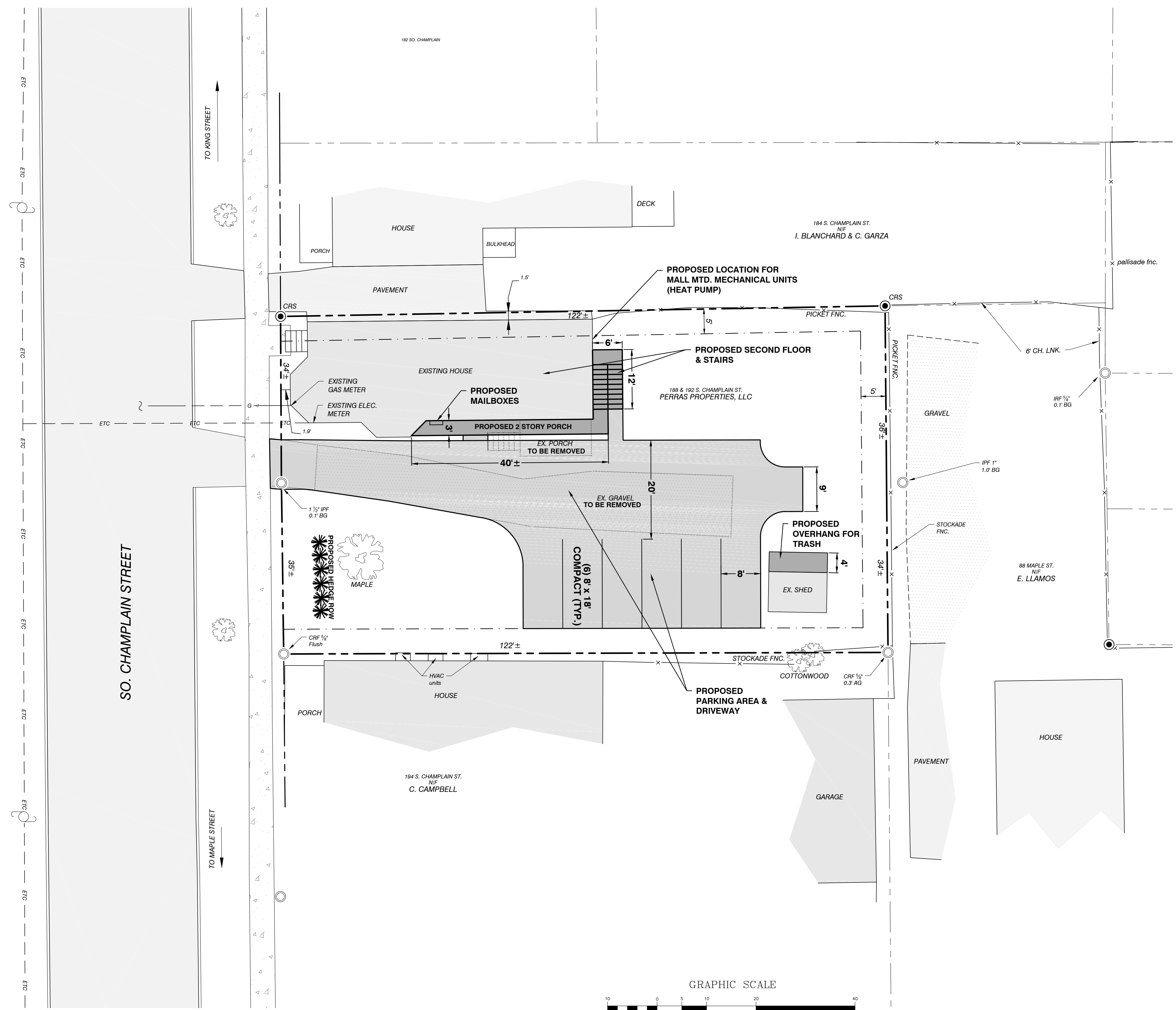
LOCATION MAP  
1" = 200'

DATE	CHECKED	REVISION
06/11/20	JLM	REVISIONS PER INITIAL DESIGN ADVISORY BOARD COMMENTS
07/07/20	JLM	REVISIONS PER ADDITIONAL DESIGN ADVISORY BOARD COMMENTS

**PROPOSED CONDITIONS PLAN**

DATE  
**03/13/2020**  
SCALE  
**1" = 10'**  
PROJ. NO.  
**20104**

DRAWING NUMBER  
**C1.0**



**- Lot Coverages -**

188 & 192 SOUTH CHAMPLAIN STREET  
ZONING: RESIDENTIAL - HIGH DENSITY (RH)  
LOT SIZE = 8,440 SQ. FT.

EXISTING BUILDING	1330 SQ. FT.	
PORCHES/DECKS	230 SQ. FT.	
WALKS	90 SQ. FT.	
DRIVEWAY	960 SQ. FT.	
<b>TOTAL</b>	<b>2,610 SQ. FT.</b>	<b>31%</b>
PROPOSED BUILDINGS	1,375 SQ. FT.	
PORCHES	210 SQ. FT.	
WALKS	35 SQ. FT.	
DRIVEWAY	2,640 SQ. FT.	
<b>TOTAL</b>	<b>4,260 SQ. FT.</b>	<b>50%</b>

- NOTES**
- THIS PROPERTY LIES WITH IN THE RESIDENTIAL - HIGH DENSITY (RH) ZONING DISTRICT.
  - 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 APPROXIMATE AND BASED ON A PLAT OF SURVEY ENTITLED "PERRAS PROPERTIES, LLC", BY CIVIL ENGINEERING ASSOCIATES, INC., DATED JANUARY 22, 2020. 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 WINTER 2020. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD83 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
  - ALL OTHER SITE INFORMATION IS BASED UPON ORTHOMETRIC PHOTOGRAPHY.

