

ENGINEERING • SURVEY
PLANNING • ENVIRONMENTAL
 478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
 802.879.6531 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By

Parcel ID: 056-2-007.000 Span: 114-035-19196

- Use of These Drawings**
- Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
 - By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
 - Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.
 - Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
 - These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
 - It is the User's responsibility to ensure this copy contains the most current revisions.

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For Permitting Only

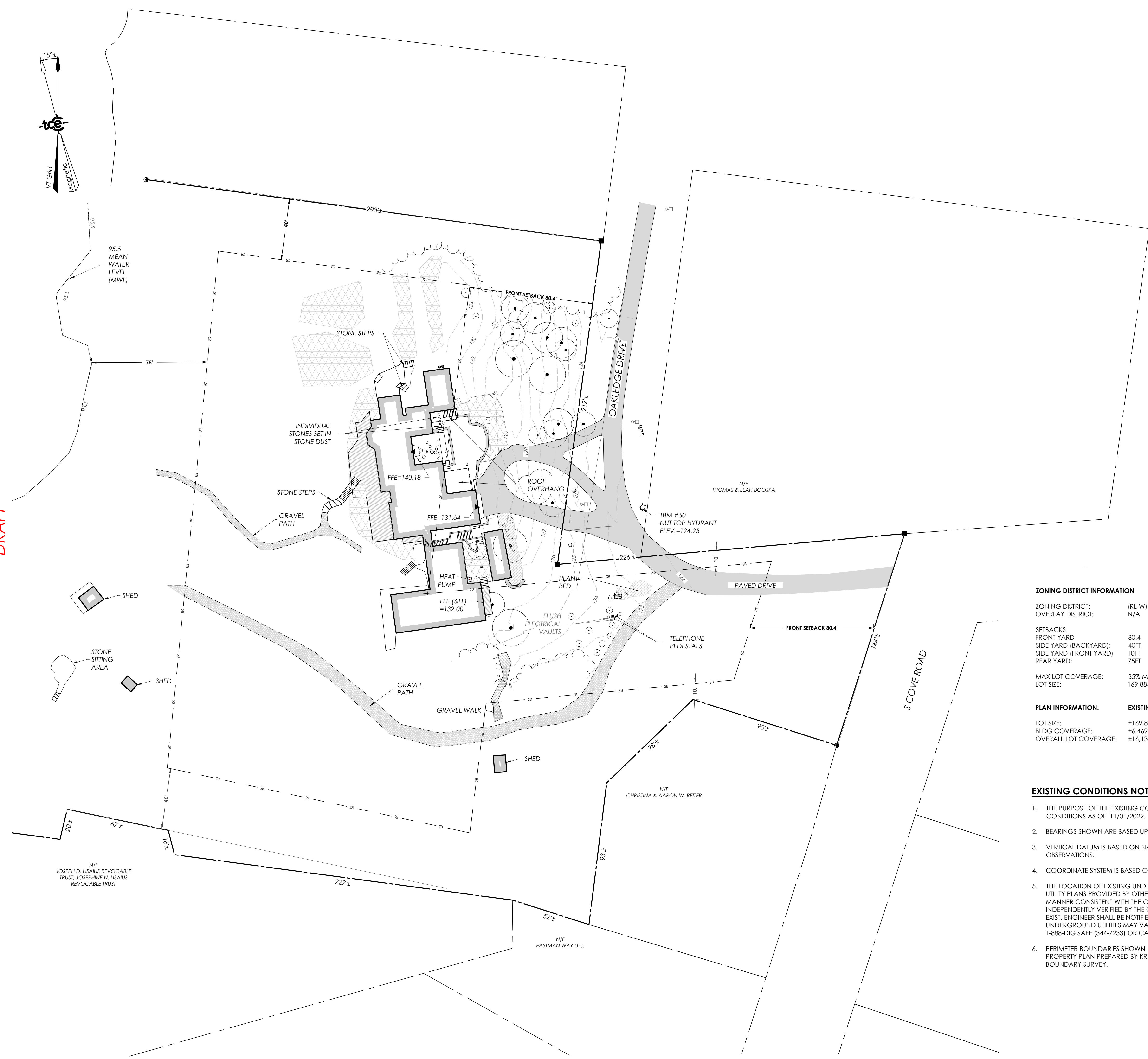
Project Title
Church Hill Landscapes
 25 Oakledge Drive
 Burlington, VT 05401

Sheet Title

Overall Existing Conditions Plan

Date:	02/02/2023
Scale:	1" = 30'
Project Number:	22-337
Drawn By:	EKT
Project Engineer:	LET
Approved By:	LET
Field Book:	370

C1-01



ZONING DISTRICT INFORMATION

ZONING DISTRICT:	(RL-W) WATERFRONT RESIDENTIAL
OVERLAY DISTRICT:	N/A
SETBACKS	
FRONT YARD	80.4
SIDE YARD (BACKYARD):	40FT
SIDE YARD (FRONT YARD)	10FT
REAR YARD:	75FT
MAX LOT COVERAGE:	35% MAX
LOT SIZE:	169.8845F
PLAN INFORMATION:	EXISTING
LOT SIZE:	±169,884 SF / 3.90 AC
BLDG COVERAGE:	±6,469 SF / .15 AC OR ±3.8%
OVERALL LOT COVERAGE:	±16,132 SF / .37 AC OR ±9.49%

EXISTING CONDITIONS NOTES:

- THE PURPOSE OF THE EXISTING CONDITIONS PLAN IS TO DEPICT READILY APPARENT PERTINENT EXISTING CONDITIONS AS OF 11/01/2022.
- BEARINGS SHOWN ARE BASED UPON VERMONT GRID NORTH USING VTRV8 CORS STATION.
- VERTICAL DATUM IS BASED ON NAVD88 (GEOID 18). A CARLSON BRX7 RTK GPS UNIT WAS EMPLOYED FOR THESE OBSERVATIONS.
- COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE ENCOUNTERED AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE (344-7233) OR CALL 811.
- PERIMETER BOUNDARIES SHOWN HEREON ARE BASED ON PHYSICAL EVIDENCE FOUND IN THE FIELD AND A PROPERTY PLAN PREPARED BY KREBS & LANSING FOR MARISHA TAYLOR. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.

