

**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 A PLAT ENTITLED "SOUTH PORTION SECTION NO. 1 REDSTONE PARK" DATED OCTOBER 1981 RECORDED IN THE CITY LAND RECORDS VOL. 156 / PG. 867. 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. FEBRUARY 2021. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
- PROJECT BENCHMARK IS LAKE CHAMPLAIN ESTABLISHED FROM THE UNITED STATES GEOLOGICAL SURVEY GAUGING STATION 04294500 LOCATED IN BURLINGTON, VERMONT. (DATUM NGVD 29)
- THERE ARE SOME LIMITATION TO DEVELOPING EXISTING CONDITIONS SITE PLANS IN THE WINTER. DUE TO SIGNIFICANT SNOW COVER A RETURN TRIP AFTER SNOW MELT WILL BE REQUIRED TO VERIFY SITE CONDITIONS.

**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- - - 100' EXISTING CONTOUR
- EXISTING CURB
- x - EXISTING FENCE
- EXISTING PAVEMENT
- OE --- EXISTING OVERHEAD ELECTRIC
- UE --- EXISTING UNDERGROUND ELECTRIC
- G --- EXISTING GAS
- ST --- EXISTING STORM
- S --- EXISTING GRAVITY SEWER
- W --- EXISTING WATER
- ⊙ EXISTING SEWER MANHOLE
- ⊕ EXISTING STORM MANHOLE
- ⊠ EXISTING CATCH BASIN
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EDGE OF BRUSH/WOODS
- ⊙ IRON ROD/PIPE FOUND

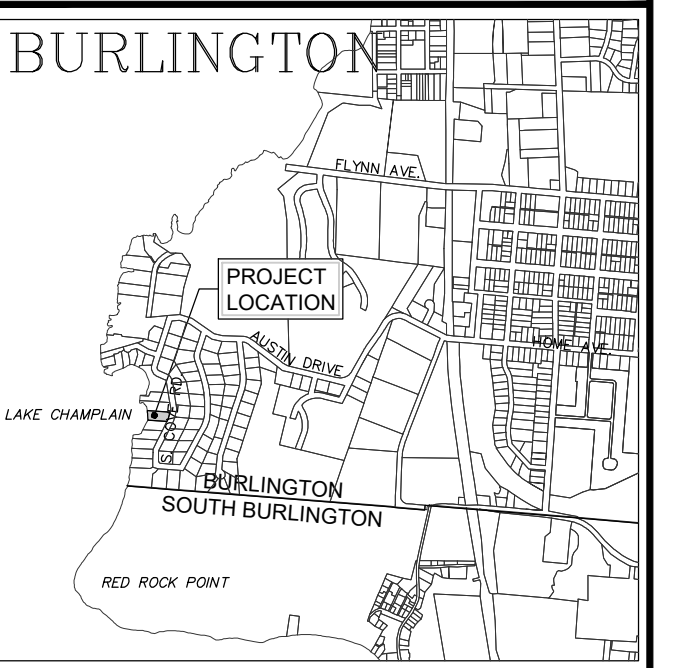


SITE ENGINEER:  
  
 CIVIL ENGINEERING ASSOCIATES, INC.  
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 DRAWN: MAB  
 CHECKED: JLM  
 APPROVED: JLM

CLIENT:  
**PEREGRINE DESIGN BUILD**  
 49 COMMERCE AVENUE  
 UNIT 1A  
 SOUTH BURLINGTON, VT  
 05403

PROJECT:  
**DAVID M. BOARDMAN PROPERTY**  
 125 SOUTH COVE ROAD  
 BURLINGTON, VT



LOCATION MAP  
 1" = 2000'

DATE	CHECKED	REVISION

**EXISTING CONDITIONS PLAN**

DATE: 11/19/2021  
 SCALE: 1" = 20'  
 PROJ. NO.: 21123  
 DRAWING NUMBER: **C1.0**

**ZONING DISTRICT: WATERFRONT RESIDENTIAL LOW DENSITY (RL-W)**

CATEGORY	ZONING REGULATIONS	EXISTING
LOT SIZE	6,000 S.F.	21,277 S.F. ±
COVERAGE		
TOTAL	35%	32%
SETBACK		
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES +/- 5'	74' ±
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	16' ±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	85' ±
BUILDING HEIGHT		
EXISTING PRIMARY	35	--

NOTE: THE EXISTING WATERFRONT SETBACKS AT 135 SOUTH COVE ROAD (49') AND 111 SOUTH COVE ROAD (65') WERE FIELD MEASURED FEBRUARY 2021 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 125 SOUTH COVE ROAD TO 57' FROM ELEVATION 100' (NGVD29).

