

- NOTE -

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/TOWNER.

FINAL APPROVAL

SIGNED: *DBZ* DATE: 9/6/17

Planning & Zoning Department
Burlington, Vermont

SCALE: 1" = 30'

N 73°48'23" E
237.50'

2018-0103CA

N 58°22'49" E
123.32'

P no. 045-4-018
MILLER & E. & F.
TURKOVICH
V. 1163 p. 69

BOUNDARY LINE TO BE ELIMINATED (TYP.)

N 14°55'15" W
246.76'

USE BY OWNER EXTENDS ONTO SUBJECT PARCEL

N 58°22'49" E
53.16'

S 30°45'51" E
50.92'

S 12°28'04" E
112.55'

S 47°00'07" W
71.57'

S 30°29'31" E
117.15'

S 30°53'00" E
71.53'

N 59°59'53" E
48.10'

tax map no. 045-4-022
E. & B. OWRE
V. 208 p. 192

tax map no. 045-4-021
J. & S. METCALFE
V. 1279 p. 518

tax map no. 046-2-007
R. & S. BUTANI
V. 1094 p. 778

tax map no. 045-4-023
N. REID
V. 1268 p. 649

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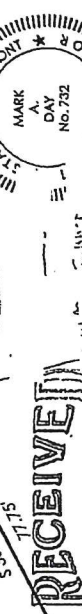
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DEPARTMENT OF PLANNING & ZONING

1. THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE CITY OF BURLINGTON LAND RECORDS AND A CLOSED FIELD TRAVERSE CONDUCTED WITH A TOTAL STATION ON 6/16/16. VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT CORS STATION VTUV.
2. REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED TRUDELL CONSULTING ENGINEERS, LLS 732'. DISTANCES ARE SHOWN TO THE HUNDRETH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
3. AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
4. UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.
5. FLETCHER PLACE IS FORTY FEET WIDE AND WAS CONVEYED TO THE CITY OF BURLINGTON AS DESCRIBED IN VOLUME 51 PAGE 435 AND VOLUME 74 PAGE 435.

NEW PROPOSED 38' X 8' PERMEABLE PAVER DRIVEWAY

Minimum 5' setback from property line

Table 4.4.4-1 Dimensional Standards and Dem...