

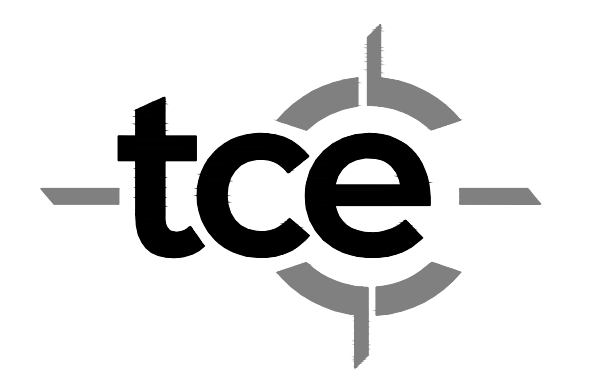
COVERAGE:

	(S.F.)	(AC.)	(% OF LOT SIZE)	MAX
FOOTPRINT COVERAGE:	9,267	0.21	7.6%	20%
RETAIL FLOOR AREA:	7,263			



GENERAL NOTES

- OWNER OF RECORD: F. & E. VON TURKOVICH
- APPLICANT: FRANK VON TURKOVICH
ONE NATIONAL LIFE DRIVE - M230
MONTPELIER, VT 05604
- LOCATION: 40 PLAINS ROAD
PITTSFORD, VERMONT 05465
- DEED: v 120, pg 422
- TAX MAP: 20-306-0040
- LOT SIZE: 2.78 AC.
- ZONING DISTRICT: VILLAGE
- SETBACKS: FRONT 40 FT
SIDE 30 FT
REAR 30 FT
- PARKING: 4.5 SP/1000 SF RETAIL FLOOR AREA REQ.
7,263 SF RETAIL AREA *4.5/1000 = 33 SPACES
PARKING SPACES PROVIDED = 33 SPACES



TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
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Revisions

No.	Description	Date	By
1	Relocate Building, Sidewalk & Parking	12/04/18	AAD
2	Settlement Agreement	2/18/19	JMM

TAX ID: 20-306-0040

Use of These Drawings
1. 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.

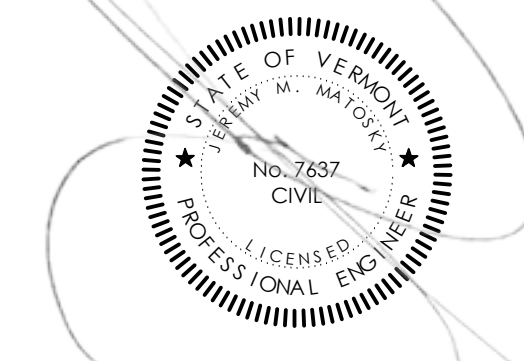
2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure 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.

3. 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.

4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.

5. 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.

6. It is the User's responsibility to ensure this copy contains the most current revisions.



Project Title

Eastern Development Corporation
40 Plains Road
Pittsford, Vermont

Sheet Title

Overall Plan Sketch

Date:	11/08/2018
Scale:	1" = 30'
Project Number:	16-021
Drawn By:	NPC
Project Engineer:	AAD
Approved By:	
Field Book:	336 + 211

C2-01

