

Existing House

Pavers

Margaret Clark

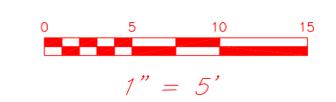
Approx. Prop. Line

Property Corner

Septic pump station

LANDSCAPE PLAN:
The existing natural ground cover vegetation will be encouraged to cascade down the embankment and over the new wall creating a further harmonious blend with the existing landscape. This vegetation includes the existing vinca and day lilies which grow throughout the point. This will not only stabilize the upper portions of the embankment but will fill the voids between the riprap stone so as to create an unobtrusive natural look matching the recently completed Waters Seawall system.

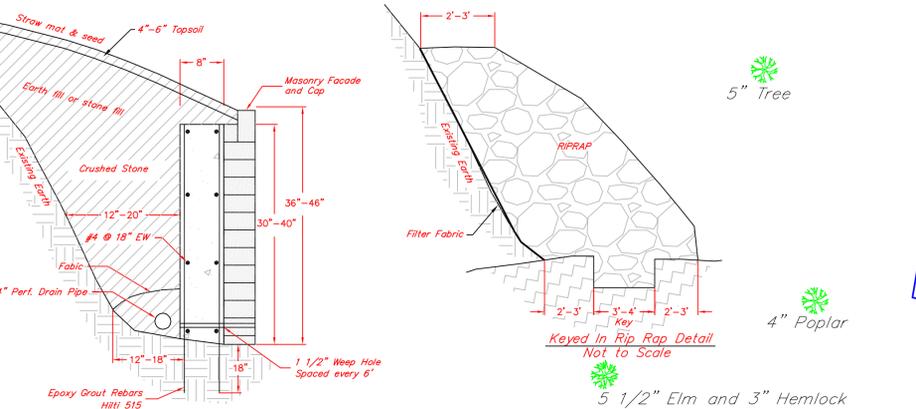
Lake Champlain
Lake level on date of survey (10/1/13) = 95.34'
at King Street Ferry dock in Burlington



25' x 25' GRID
ALIGNED WITH EAST PROPERTY LINE

ANCHORED CONCRETE MASONRY RETAINING WALL
Not to Scale

Proposed Wall
Total Height of Wall = 36"-46"



Light
12" Red Pine
Bottom

ECI-100

		GARNER PROPERTY		
				910 Flatrock Road Charlotte, Vermont
ENGINEERS CONSTRUCTION, INC. P.O. BOX 2187 SOUTH BURLINGTON, VT 05407 (802) 863 - 6389		SCALE: 1" = 5'	DATE: 10/30/13	SHEET: 1 OF 1
SURVEYED / DRAWN BY: NKP/DRR		EXISTING CONDITIONS PLAN		ECI DWG NO.:
CHECKED / APPROVED BY:		PROJECT NUMBER:		REV 0