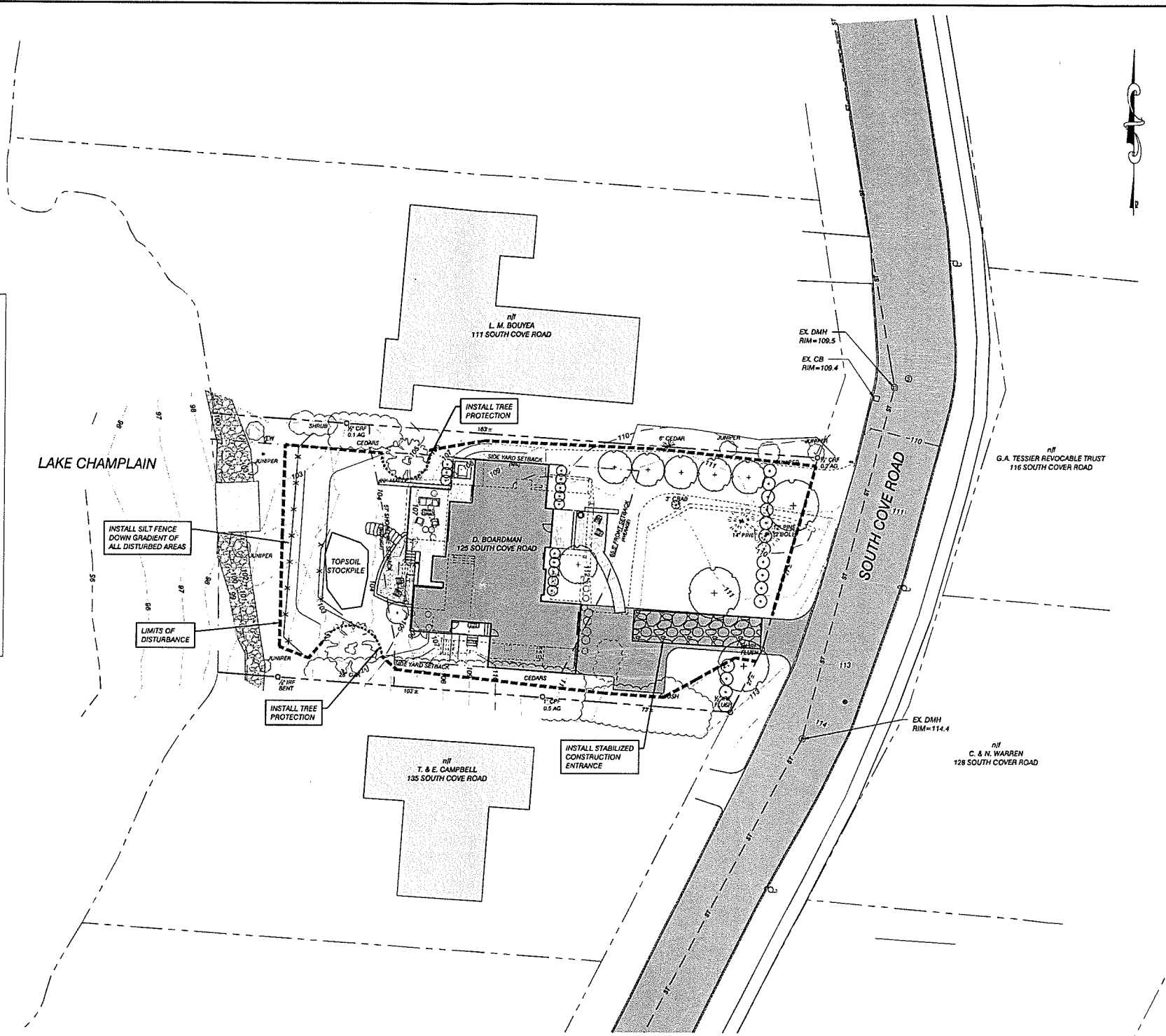
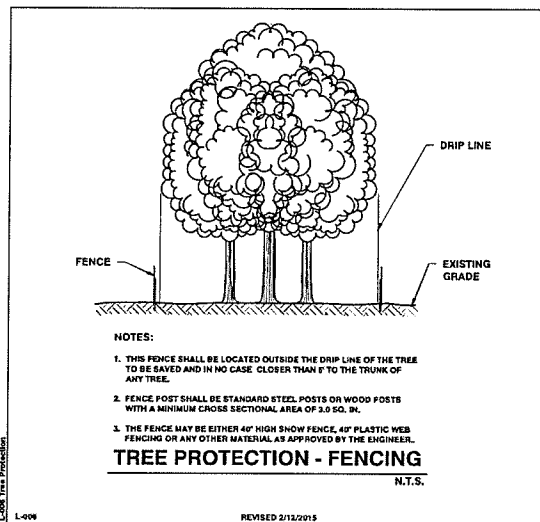


EROSION CONTROL LEGEND

- SILT FENCE
- LIMITS OF DISTURBANCE
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. LOAM, SEED AND MULCH ALL DISTURBED AREAS (TYP.)
2. INSTALL TEMPORARY STABILIZATION OF DISTURBED SOILS THROUGH THE INSTALLATION OF 1" OF HAY MULCH NO MORE THAN 7 DAYS AFTER WORK HAS CEASED IN A PARTICULAR AREA.
3. SLOPES >3:1 SHALL RECEIVE EROSION CONTROL MATTING.
4. MAXIMUM AMOUNT OF DISTURBED SOILS TO BE LIMITED TO NO MORE THAN 2 ACRES.
5. SILT FENCE CONTRIBUTORY AREA TO BE LIMITED TO 1/4 ACRE / 100 L.F.



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

CATEGORY	ZONING REGULATIONS	EXISTING	PROPOSED
LOT SIZE	6,000 S.F.	21,277 S.F. ±	21,277 S.F. ±
COVERAGE			
TOTAL	35%	32%	31%
SETBACK			
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES ±4-5'	74' ±	74' ±
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	16' ±	10' ±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	85' ±	75' ±
BUILDING HEIGHT			
EXISTING	35	-	-
PRIMARY			

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).

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MAINFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2371 WWW: www.cae-ct.com

DRAWN: MAB
CHECKED: JLM
APPROVED: —

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

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

BURLINGTON

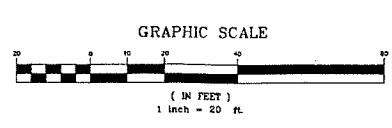
LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION

PROPOSED EPSC SITE PLAN

DATE: 04/15/2021	DRAWING NUMBER: C1.1
SCALE: 1" = 20'	
PROJ. NO. 21123	

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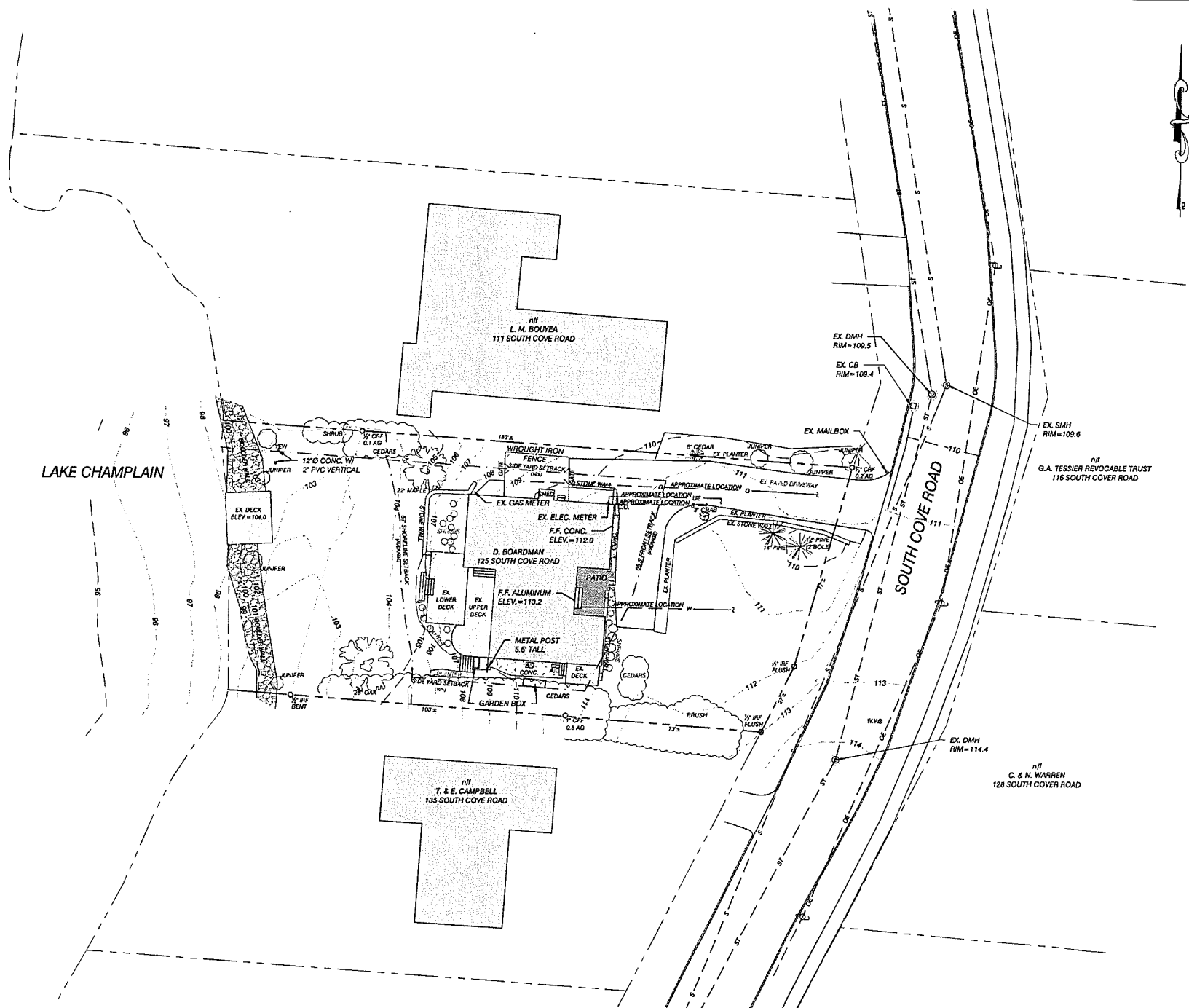


NOTES

- 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 1961 RECORDED IN THE CITY LAND RECORDS VOL. 156 / PG. 687. 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 NAVD84 (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
- - - - - EXISTING CONTOUR
- - - - - EXISTING CURB
- - - - - EXISTING FENCE
- - - - - EXISTING PAVEMENT
- - - - - EXISTING OVERHEAD ELECTRIC
- - - - - EXISTING UNDERGROUND ELECTRIC
- - - - - EXISTING GAS
- - - - - EXISTING STORM
- - - - - EXISTING GRAVITY SEWER
- - - - - EXISTING WATER
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSHWOODS
- IRON ROD/PIPE FOUND



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).

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P. 802-864-2323 FAX: 802-864-2371 www.cea-vt.com

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CHECKED: JLM
APPROVED: ---

CLIENT:
PEREGRINE DESIGN BUILD

49 COMMERCE AVENUE
UNIT 1A
SOUTH BURLINGTON, VT 05403

PROJECT:

DAVID M. BOARDMAN PROPERTY

125 SOUTH COVE ROAD
BURLINGTON, VT

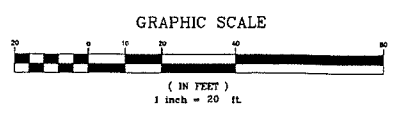


LOCATION MAP
1" = 2000'

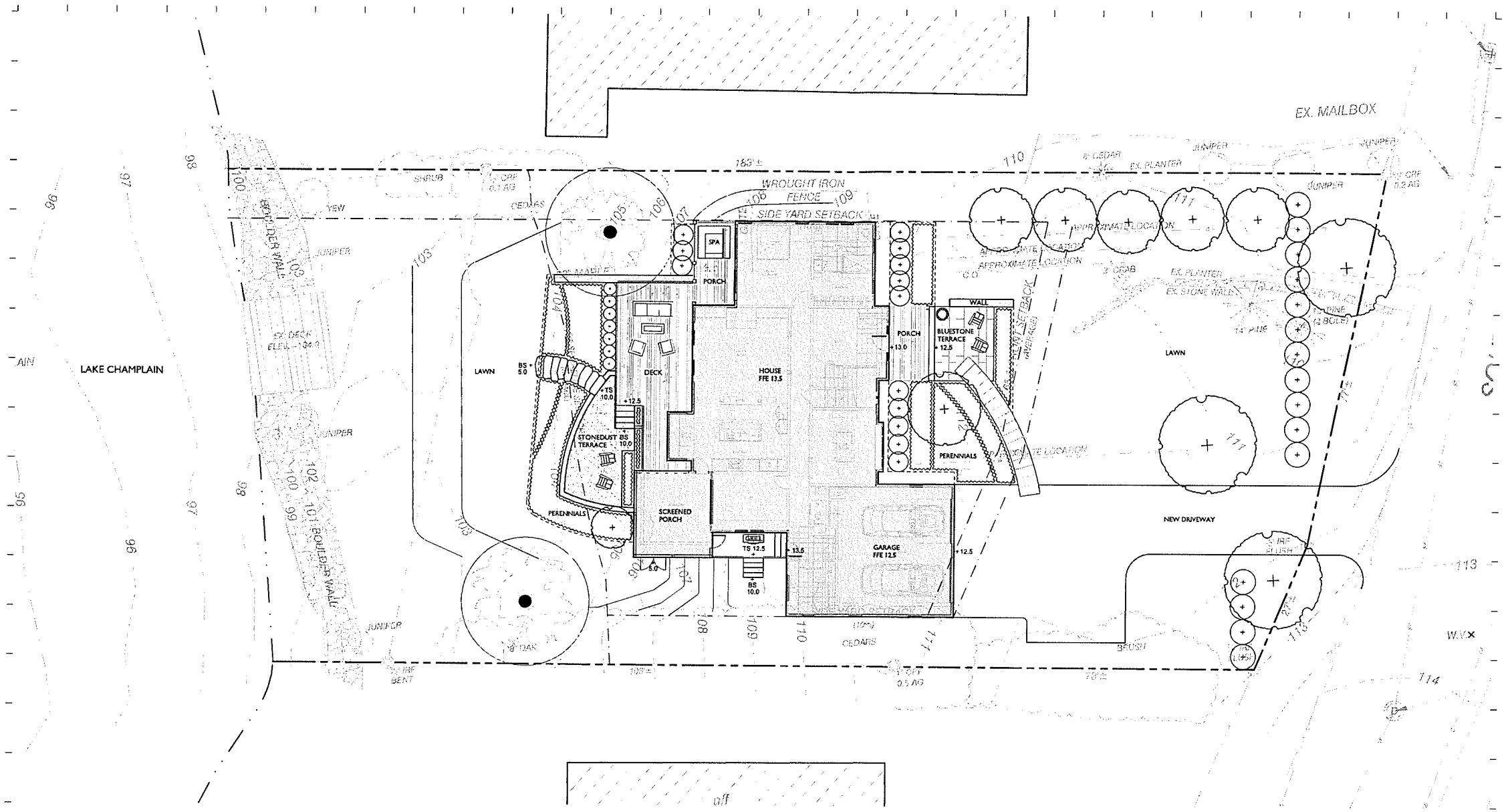
DATE	CHECKED	REVISION

EXISTING CONDITIONS PLAN

DATE: 04/15/2021
SCALE: 1" = 20'
PROJ. NO.: 21123
DRAWING NUMBER: **C1.0**



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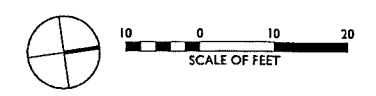
WAGNERHODGSON
 LANDSCAPE ARCHITECTURE
 430 Warren Street, Madison, NY 12238

NO.	DESCRIPTION	DATE

BOARDMAN RESIDENCE
 ADDRESS

LANDSCAPE PLAN

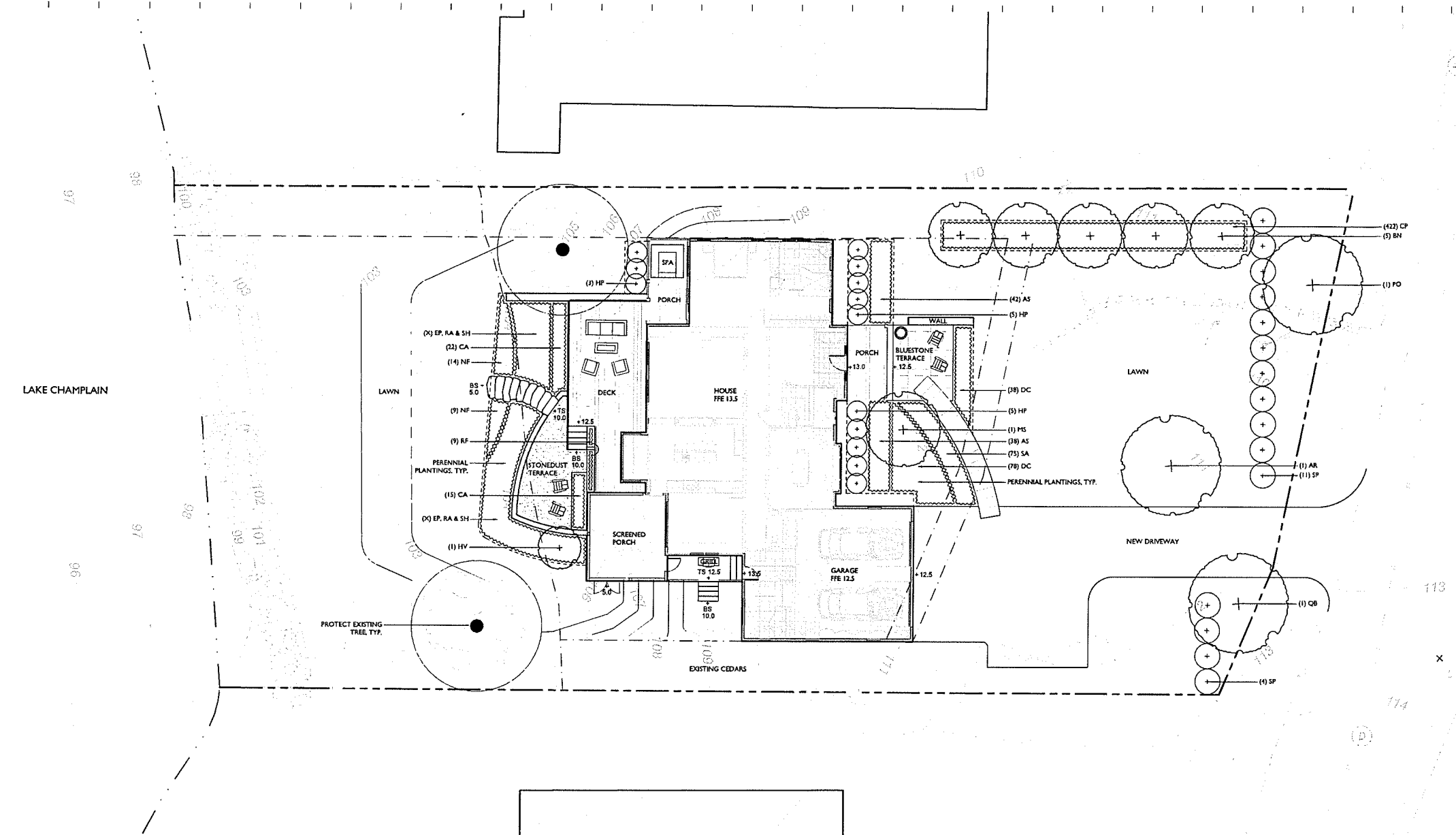
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JOB NO. 000
 SCALE: 1/4"=1'-0"
 DRAWN BY: AH
 DATE: 04.06.2021

L100

DATE: 4/20/21 5:58 PM



PLANT SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AR	1	<i>Acer rubrum</i>	RED MAPLE	4-4.5" CAL.	SEE PLAN
BN	5	<i>Betula nigra</i> 'Heritage'	HERITAGE RIVER BIRCH (Single-stem)	14-16" HT.	SEE PLAN
PO	1	<i>Platanus occidentalis</i>	AMERICAN SYCAMORE	4-4.5" CAL.	SEE PLAN
OB	1	<i>Quercus bicolor</i>	SWAMP WHITE OAK	4-4.5" CAL.	SEE PLAN
MS	1	<i>Malus 'Snowdrift'</i>	CRABAPPLE	3-3.5" CAL.	SEE PLAN
SHRUBS					
HP	13	<i>Hydrangea paniculata</i> 'Little Lime'	LITTLE LIME HYDRANGEA	5 GAL.	42" O.C.
HY	1	<i>Hammamelis virginiana</i> 'Variegata Plena'	COMMON WITCH HAZEL	8-10" HT.	SEE PLAN
SP	15	<i>Syringa pubescens</i> subsp. <i>pendula</i> 'Miss Kim'	KOREAN MISS KIM LILAC	5 GAL.	3' O.C.
RA	X	<i>Ribes aromatica</i> 'Glo-Low'	FRAGRANT RUFAC	3 GAL.	3' O.C.
ORNAMENTAL GRASSES & PERENNIALS					
AS	80	<i>Astilbe 'Erika'</i>	PINK ASTIBLE	1 GAL.	18" O.C.
CA	37	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	FEATHER REED GRASS	2 GAL.	18" O.C.
CP	423	<i>Carex pennsylvanica</i>	PENNSYLVANIA SEDGE	1 GAL.	12" O.C.
DC	114	<i>Dactyloctenium aegyptium</i> 'Petal Fountain'	TUFTED-HAIR GRASS	1 GAL.	18" O.C.
EP	X	<i>Echinacea purpurea</i> 'Karl's Knee High'	PURPLE CONEFLOWER	1 GAL.	18" O.C.
NE	23	<i>Nepeta x 'Issacsen'</i> 'Walker's Low'	CATMINT	1 GAL.	24" O.C.
RF	9	<i>Rudbeckia fulgida</i> 'Goldstrum'	BLACK EYED SUSAN	1 GAL.	24" O.C.
SH	X	<i>Sporobolus heterolepis</i>	PRAIRIE DROPPLEED	1 GAL.	30" O.C.
SN	75	<i>Salvia nemorosa</i> 'May Night'	SALVIA	1 GAL.	15" O.C.

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BOARDMAN RESIDENCE
 125 SOUTH COVE RD.
 BURLINGTON, VT

PLANTING PLAN

JOB NO. 21-037
 SCALE: 1"=10'
 DRAWN BY: AH
 DATE: 04/07/2021

L200

PLOT DATE: 4/7/2021 3:53 PM