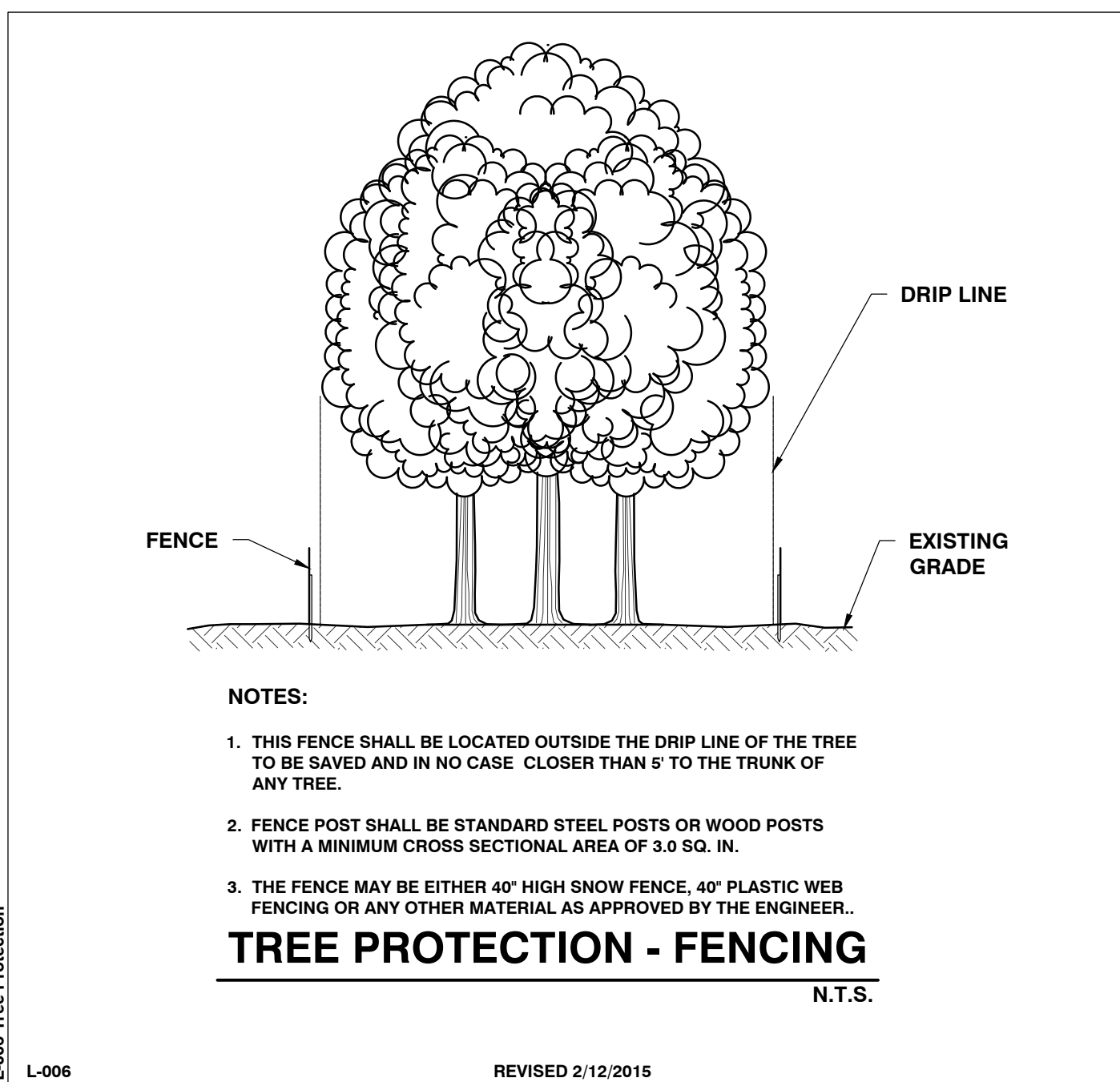


EROSION CONTROL LEGEND

- 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 ¼ ACRE / 100 L.F.



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.ceas-vt.com

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MAB
CHECKED
JLM
APPROVED
JLM

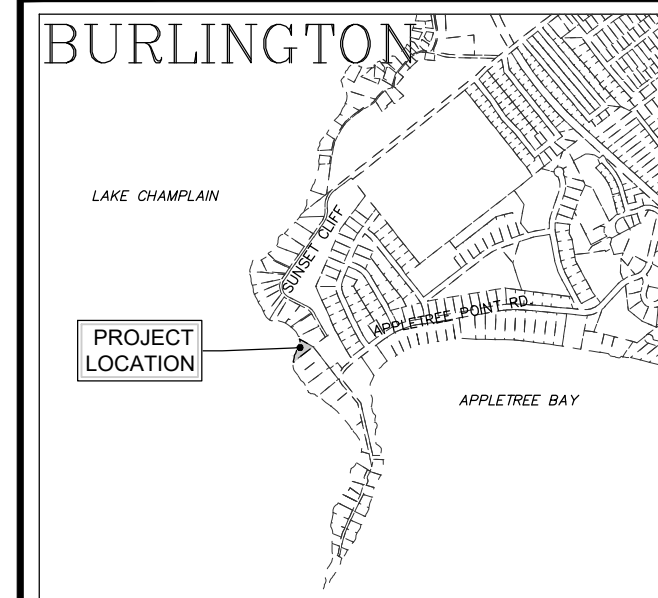
CLIENT:

NORTHEAST CRAFTSMAN TOM LEBOEUF
79 HYDE STREET
BURLINGTON, VERMONT 05401

PROJECT:

136 SUNSET CLIFF CAMP, LLC

136 SUNSET CLIFF ROAD
BURLINGTON VERMONT 05408



LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION
06/02/21	JLM	REVISIONS PER CITY COMMENTS
07/15/21	JLM	LOT COVERAGE REVISION
07/28/21	JLM	REVISION PER CITY COMMENTS

EPSC SITE PLAN

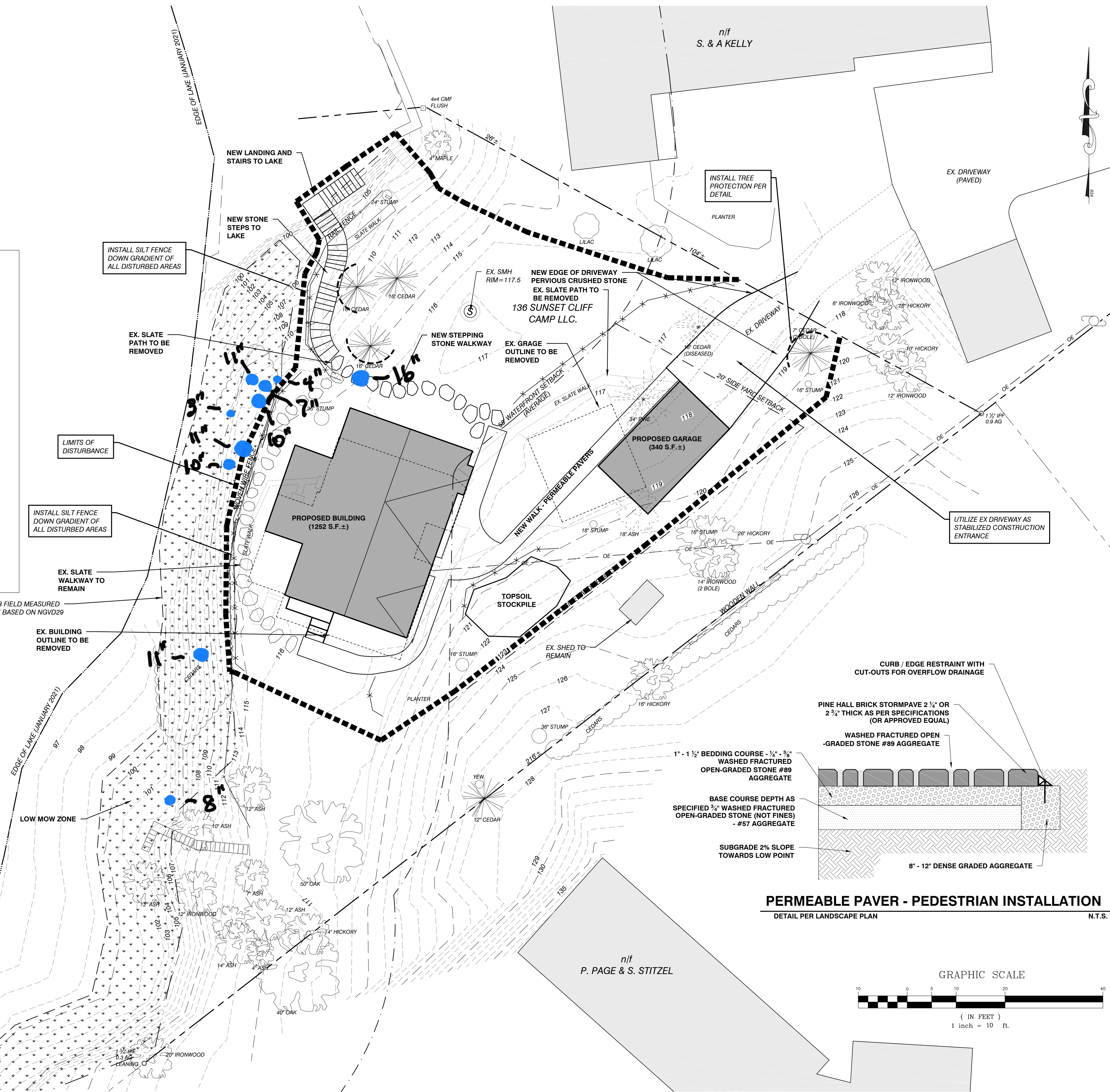
DATE
04/27/2021

SCALE
1" = 10'

PROJ. NO.
21105

DRAWING NUMBER

C2.0



FOR STRUCTURE AND LOW MOW ZONE SETBACKS ESTABLISHED FROM 100' CONTOUR NGVD29 FIELD LOCATED AS PART OF THIS SURVEY

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

CATEGORY	ZONING REGULATIONS	EXISTING	PROPOSED
LOT SIZE	6,000 S.F.	15,910 S.F. ±	15,910 S.F. ±
COVERAGE TOTAL	35%	14%	14%
SETBACK FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES +/- 5'	N/A	N/A
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	10' ±	10' ±
WATERFRONT	75' FROM ELEV 100' (NGVD29) OR DISTRICT SPECIFIC REGULATIONS	19' ±	19' ±
BUILDING HEIGHT EXISTING PRIMARY	35'	--	--
LOW MOW ZONE	15' MIN. (2,546 S.F.)	N/A	15' (3,200 S.F. ±)

* PERMEABLE SURFACES NOT INCLUDED IN TOTAL COVERAGE CALCULATION