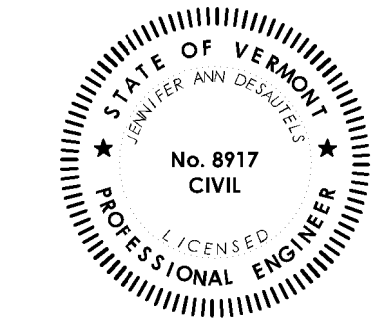


**ENGINEERING SURVEY**  
 PLANNING • ENVIRONMENTAL  
 478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495  
 802.879.6331 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
Revised Building Addition			09/04/2020	JAD

- Use of These Drawings**
- 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.
  - 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.
  - 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 connectors shown on these plans.
  - Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
  - 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.
  - It is the User's responsibility to ensure this copy contains the most current revisions.



Project Title

**Kane Residence**  
 24 Sunset Cliff Road  
 Burlington, Vermont

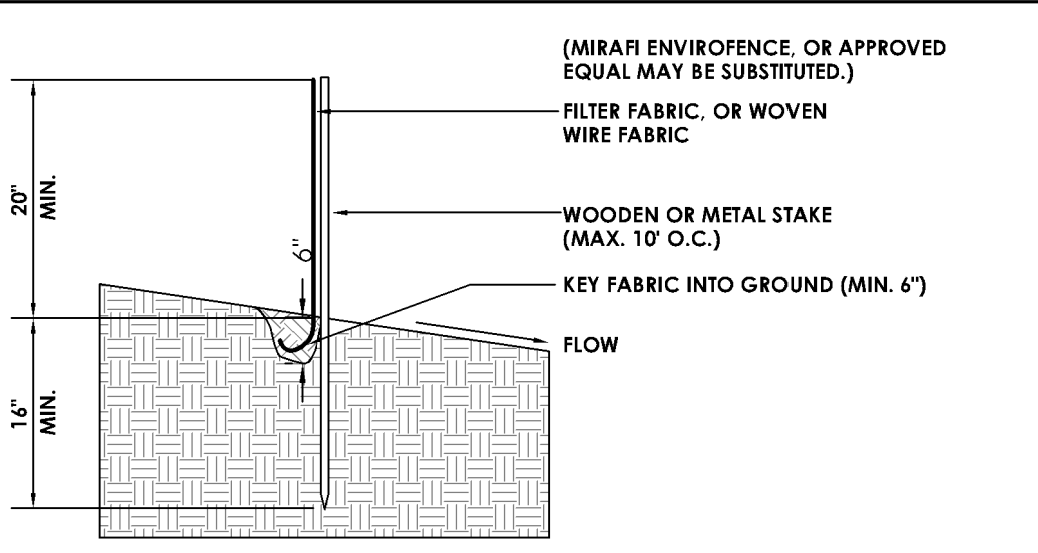
**DRAFT FOR PERMIT ONLY**

Sheet Title

**Site & EPSC Plan**

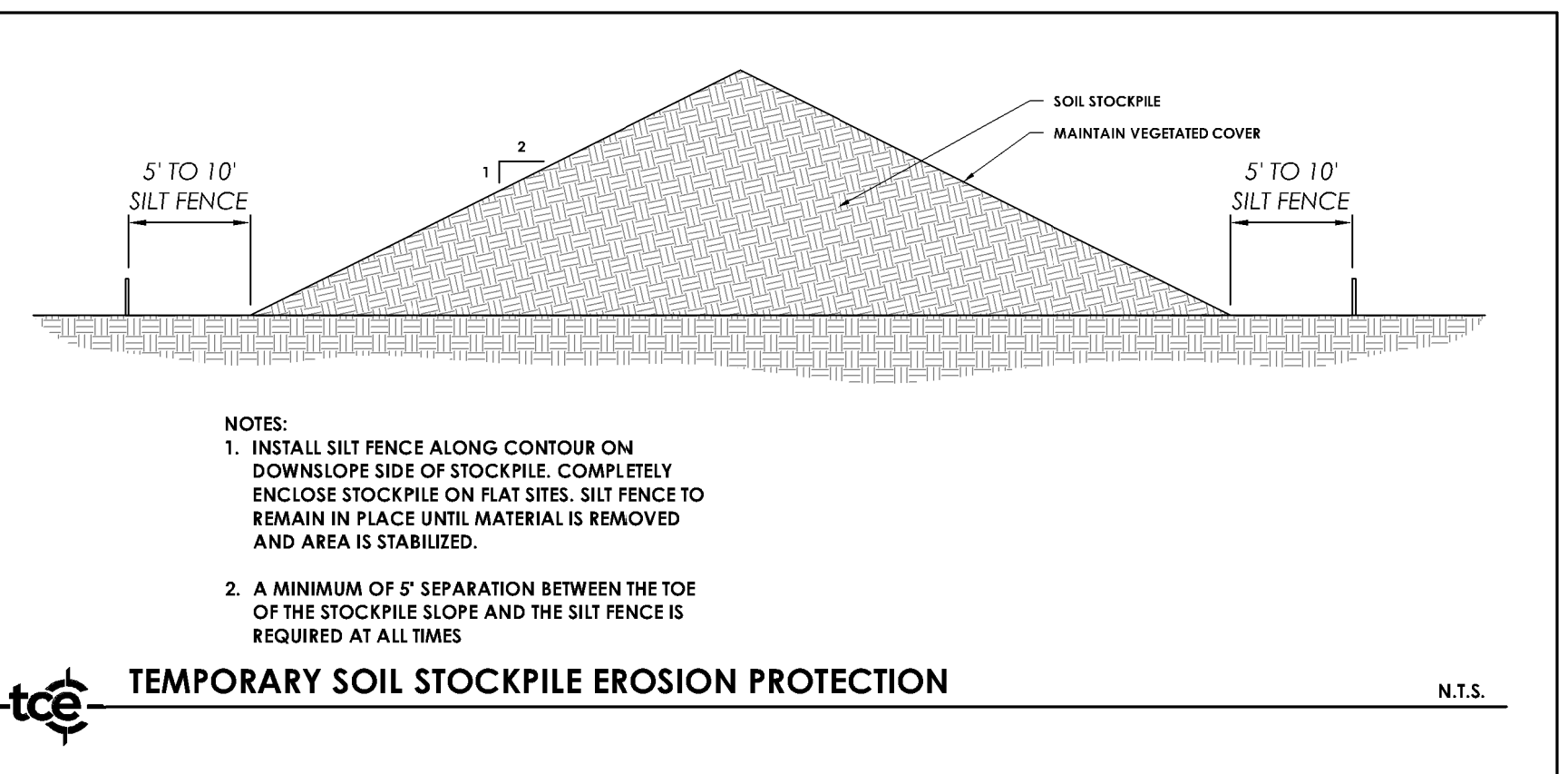
Date:	04/08/2020
Scale:	1" = 10'
Project Number:	19-285
Drawn By:	
Project Engineer:	JAD
Approved By:	
Field Book:	

**C2-01**



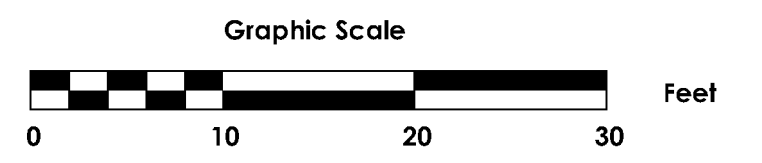
- CONSTRUCTION SPECIFICATION FOR SILT FENCE**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. WIRE FENCE REINFORCEMENT REQUIRED WITHIN 100 FT UPSLOPE OF RECEIVING WATERS.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
  - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT REACHED HALF OF FABRIC HEIGHT.

**SILT FENCE**  
 TRUDELL CONSULTING ENGINEERS  
 LAST REVISED 2/10/2016  
 E-102



- NOTES:**
- INSTALL SILT FENCE ALONG CONTOUR ON DOWNSLOPE SIDE OF STOCKPILE. COMPLETELY ENCLOSE STOCKPILE ON FLAT SITES. SILT FENCE TO REMAIN IN PLACE UNTIL MATERIAL IS REMOVED AND AREA IS STABILIZED.
  - A MINIMUM OF 5' SEPARATION BETWEEN THE TOP OF THE STOCKPILE SLOPE AND THE SILT FENCE IS REQUIRED AT ALL TIMES.

**TEMPORARY SOIL STOCKPILE EROSION PROTECTION**  
 TRUDELL CONSULTING ENGINEERS  
 LAST REVISED 3/15/2017  
 E-001



**SITE INFORMATION:**  
 ADDRESS: 24 SUNSET CLIFF ROAD, BURLINGTON, VT  
 OWNER: JACK AND KIM KANE  
 LOT SIZE: 0.71 ACRES (30,891 SQ FT)  
 ZONING DISTRICT: WATERFRONT RESIDENTIAL - LOW DENSITY (RL-W)

**LOCAL ZONING REGULATIONS:**  
 WATERFRONT RESIDENTIAL - LOW DENSITY (RL-W)

DENSITY:	7 UNITS / ACRE
FRONTAGE:	60 FEET
LOT SIZE:	6,000 SQ FT MIN.
FRONT SETBACK:	AVERAGE OF 2 ADJACENT LOTS ON BOTH SIDES ±5 FEET SIDE
PROPOSED:	123 FT (AVERAGE = 128 FT; 128 - 5 = 123 FT). SEE SETBACK CALCULATIONS WORKSHEET
SIDE SETBACK:	
MIN:	10% OF LOT WIDTH OR AVERAGE OF SIDE YARD SETBACK OF TWO ADJACENT LOTS BOTH SIDES
MAX:	20 FEET
PROPOSED:	VARIABLES. SEE PLAN
WATERFRONT SETBACK:	75 FEET FROM THE ORDINARY HIGH WATER MARK OF LAKE CHAMPLAIN OR AVERAGE OF PRINCIPAL STRUCTURES CLOSER THAN 150 FT TO SHORELINE ON BOTH SIDES OF LOT PER THE COMPREHENSIVE DEVELOPMENT ORDINANCE 4.4.5(d)1.(B) ENCROACHMENT INTO THE WATERFRONT SETBACK
PROPOSED:	60 FT. SEE SETBACK CALCULATIONS WORKSHEET
MAX. LOT COVERAGE:	35%
EXISTING:	4,724 SF OR 15.3%
PROPOSED:	5,901 SF OR 19.1%
MAX. BLD HEIGHT:	35 FEET