**LOT COVERAGE**

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>House: 1,571 sq ft</td>
<td>House: 1,719 sq ft</td>
</tr>
<tr>
<td>Back patio: 136 sq ft</td>
<td>Back patio: 432 sq ft</td>
</tr>
<tr>
<td>Front patio: 66 sq ft</td>
<td>Front patio: 110 sq ft</td>
</tr>
<tr>
<td>Shed: 226 sq ft</td>
<td>Shed: 92 sq ft</td>
</tr>
<tr>
<td>Det. patio: 156 sq ft</td>
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</tr>
<tr>
<td>Driveway: 1,539 sq ft</td>
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</tr>
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<td>Parking area: 264 sq ft</td>
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</tr>
<tr>
<td>Fence: 47 sq ft</td>
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</tr>
<tr>
<td>Stairs:</td>
<td></td>
</tr>
</tbody>
</table>

Total: 3,801 sq ft
Lot: 37,758 sq ft
Coverage: 11%

**MATERIALS**

- **Siding:** Eastern white cedar (unfinished)
- **Trim:** Eastern white cedar (unfinished)
- **Roofing:** Standing seam metal (gray)
- **Windows:** Vinyl with no stiles (white or gray)
- **Decks:** Ipe (unfinished)
- **Paths:** Bluestone
- **Ret. Wall:** Panton stone with bluestone cap
- **Fence:** Eastern white cedar (unfinished)
- **Driveway:** Asphalt or asphalt with chip seal

**EXISTING**

- House: 1,571 sq ft
- Back patio: 136 sq ft
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**PROPOSED**

- House: 1,719 sq ft
- Back patio: 432 sq ft
- Front patio: 110 sq ft
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- Driveway: 726 sq ft
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- Back walkway: 32 sq ft
- Fence: 47 sq ft

Total: 6,865 sq ft
Lot: 37,758 sq ft
Coverage: 18%

**SITE**

- Proposed Site Plan

**NOTES**

1. This plan is not intended to be a boundary survey. Property lines are based on an official survey located in the file and are map information from the City of Burlington.
2. The orthogonal coordinate system is based on NAD 1983 Vermont State Plane 1000 (Champlain) Zone. Directions are based on NAD 1983 North (CD-1 Survey Task).
3. Grading conditions are based on a topographic survey conducted by Beverly & Towing Consultants Engineers for the benefit of the developer and are not guaranteed to be complete. Details such as lot lines and other on-site features should be reviewed by a licensed surveyor.
4. Elevations are based on available structure located during the topographic survey and are not guaranteed to be complete. Details such as lot lines and other on-site features should be reviewed by a licensed surveyor.
5. Parcels shown are based on City of Burlington Zoning Regulations.
6. Property line setbacks are based on official survey located in the file and are not to scale. Details such as lot lines and other on-site features should be reviewed by a licensed surveyor.

**PROPOSED SITE PLAN**

- 28 Sunset Cliff Road
- Lot Area: 37,758 sq ft
- Coverage: 18%

**REFERENCES**

- File: C-3.0
- Project No.: 28 Sunset Cliff Road Burlington, VT
- Date: 5/13/2021
- Scale: 1" = 20'
- Checked by: Maxx Garrison
- Drawn by: Maxx Garrison
- Date: 5/13/2021
PLANTING SCHEDULE

DECIDUOUS TREES
- Quercus rubra - Northern Red Oak
- Acer saccharum - Sugar Maple

EVERGREEN TREES
- Picea glauca - White Spruce
- Thuja occidentalis - Norther White Cedar

SHRUBS
- Salix discolor - Shrub Willow
- Cornus sericea - Red Osier Dogwood
- Ilex verticillata - Winterberry
- Cornus amomum - Silky Dogwood

GROUND COVER
- Vaccinium vitis-idaea - Lingonberry
- Matteuccia struthiopteris - Ostrich Fern
- Juniperus communis - Juniper

NO-MOW ZONE
No-mow zone extends the max 50’ inland from the 100’ elevation and extends along more than 80% of the shoreline frontage (130’ of 162’ total = 80%)
PLANTING SCHEDULE

DEcaduous Trees:
- Quercus rubra - Northern Red Oak
- Acer saccharum - Sugar Maple

Evegreen Trees:
- Picea glauca - White Spruce
- Thuja occidentalis - Northern White Cedar

Shrubs:
- Salix discolor - Shrub Willow
- Cornus sericea - Red Osier Dogwood
- Cornus amomum - Silky Dogwood
- Vaccinium vitis-idaea - Lingonberry

Ground cover:
- Juniperus communis - Juniper
- Matteuccia struthiopteris - Ostrich Fern

No-Mow Zone:
No-mow zone extends the max 50' inland from the 100' elevation and extends along more than 80% of the shoreline frontage (130' of 162' total = 80%).

Location Map
Scale: 1" = 2000 FT

Project No.: C-5.0

Legend:
- Property Line
- Street
- Parcel Lines
- Property Line Setback
- Street
- Parcel Lines

Planning & Zoning Information:
- 28 Sunset Cliff Road
- 35-35 acres (14.1 ha)
EPSC MEASURES

1. DAILY INSPECTION OF ROADWAYS

The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and compacted in an up-gradient area at the end of each workday.

2. Dewatering Measures

Water from dewatering discharge hoses or pipes, discharge water into silt fence enclosures installed in vegetated areas away from waterways. Remove accumulated sediment after the water has dispersed and stabilize the areas with seed and mulch.

3. TEMPORARY SITE STABILIZATION REQUIREMENTS

During the non-winter construction season (April 15 – November 1), after an initial 14 day period of initial disturbance, temporary or permanent stabilization (mowing, erosion control matting or tarp for stockpiles, or other approved method) of exposed areas and stockpiles will occur at the end of each workday unless:

- Earthwork is to continue in the area within the next 24 hours or there is NO liquid precipitation forecast for the next 24 hours; or
- If work is occurring in a self-contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches)

4. FINAL SITE STABILIZATION REQUIREMENTS

Within 48 hours of reaching final grading, the exposed soil will be seeded and mulched or covered with erosion control matting (for slopes steeper than 3:1 or high wind prone areas). Erosion control matting is preferred.

5. WINTER SITE STABILIZATION REQUIREMENTS

During the winter construction period from November 1 to April 15, any new disturbance must be temporarily or permanently stabilized (mulching, erosion control matting or tarp for stockpiles, or other approved method) will occur at the end of each workday unless:

- Earthwork is to continue in the area within the next 24 hours and there is NO liquid precipitation forecast for the next 24 hours; or
- If work is occurring in a self-contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches)

6. INSPECTION REQUIREMENTS

The owner will contact DPW to schedule a stabilization inspection when site work is finished and stabilization measures (seeding and mulching or matting) have been installed.

The owner and his representatives shall abide by the best management practices (BMPs) indicated in this plan and conditions and in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control (2006).

**EPSC MEASURES**

**TEMPORARY STOCKPILE DETAIL**

- Temporary Stockpile Detail
  - Temporary Tarp, Netting, or Seeding & Mulch
  - Silth fence or Hay Bales installed on down-gradient side

**SILT FENCE CONSTRUCTION DETAIL**

- 1. Set Posts and Excavate a 4"x8" Trench, set Posts downslope
  - Angle 10° upslope for stability and self-cleaning posts
  - Posts 80° min.
  - 8" compacted backfill

- 2. Attach Silth fence and extend it to the trench.

- 3. Staple the Silth fence to the end posts.

- 4. Backfill trench.