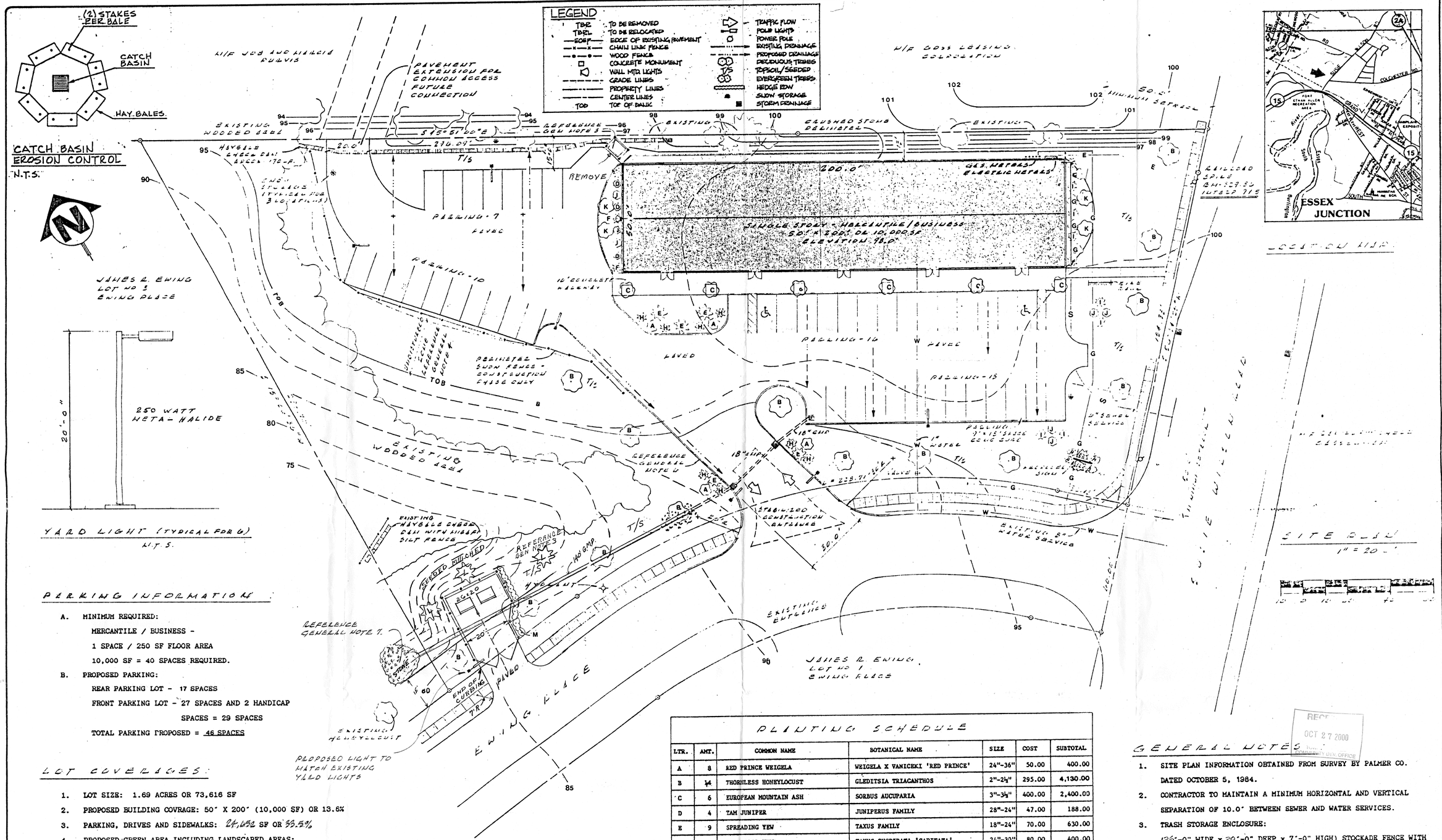


PARKING INFORMATION:

A. MINIMUM REQUIRED:

MERCANTILE / BUSINESS -

1 SPACE / 250 SF FLOOR AREA

10,000 SF = 40 SPACES REQUIRED.

B. PROPOSED PARKING:

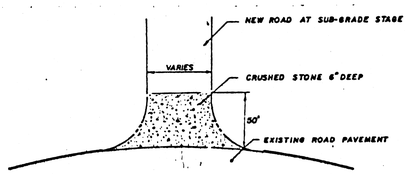
REAR PARKING LOT - 17 SPACES

FRONT PARKING LOT - 27 SPACES AND 2 HANDICAP SPACES = 29 SPACES

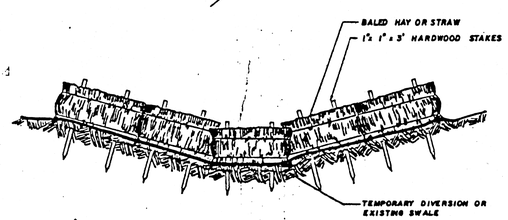
TOTAL PARKING PROPOSED = 46 SPACES

LOT COVERAGES:

1. LOT SIZE: 1.69 ACRES OR 73,616 SF
2. PROPOSED BUILDING COVRAGE: 50' X 200' (10,000 SF) OR 13.6%
3. PARKING, DRIVES AND SIDEWALKS: 24,652 SF OR 33.5%
4. PROPOSED GREEN AREA INCLUDING LANDSCAPED AREAS: 38,964 SF OR 52.9%
5. TOTAL LOT COVERAGE: 34,652 SF OR 47.1%



STABILIZED CONSTRUCTION ENTRANCE



Ⓐ HAYBALE CHECK DAM

N.T.S.

PLANTING SCHEDULE

LTR.	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	COST	SUBTOTAL
A	8	RED PRINCE WEIGELA	WEIGELA X VANICEKI 'RED PRINCE'	24"-36"	50.00	400.00
B	14	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	2"-2½"	295.00	4,130.00
C	6	EUROPEAN MOUNTAIN ASH	SORBUS AUCUPARIA	3"-3½"	400.00	2,400.00
D	4	TAM JUNIPER	JUNIPERUS FAMILY	28"-24"	47.00	188.00
E	9	SPREADING YEW	TAXUS FAMILY	18"-24"	70.00	630.00
F	5	PYRAMIDAL YEW	TAXUS CUSPIDATA 'CAPITATA'	24"-30"	80.00	400.00
G	4	GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA FARRERI	18"-24"	36.00	144.00
H	8	HETZ BLUE JUNIPER	JUNIPERUS CHINENSIS FAMILY	18"-24"	45.00	360.00
I	7	GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'GLOBOSA'	24"-36"	48.00	336.00
J	6	EMERALD 'N GOLD	EUONYMUS FORTUNEI FAMILY	12"-18"	30.00	180.00
K	4	FLOWERING CRAB	MALUS FAMILY	1½"-2"	200.00	800.00
L	3	WHITE PINE		2"		
M	7	NORTHERN WHITE CEDARS		6'		

TOTAL: 9968.00

1. SET ALL SHRUBS IN A MINIMUM 3" BED OF BARK MULCH.
2. MOUND ALL PLANTING AREAS MINIMUM 12".
3. COST OF EACH PLANTING INCLUDES PLANT AND INSTALLATION.

GENERAL NOTES:

1. SITE PLAN INFORMATION OBTAINED FROM SURVEY BY PALMER CO. DATED OCTOBER 5, 1984.
2. CONTRACTOR TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL SEPARATION OF 10.0' BETWEEN SEWER AND WATER SERVICES.
3. TRASH STORAGE ENCLOSURE: (26'-0" WIDE x 20'-0" DEEP x 7'-0" HIGH) STOCKADE FENCE WITH FRONT GATE SYSTEM ON CONCRETE PAD.
4. CONTRACTOR TO MAINTAIN A MINIMUM DISTANCE OF 25.0' BETWEEN TOP OF EXISTING BANK AND ANY RELATED CONSTRUCTION AS PER ACT 250 REQUIREMENT (UNDISTURBED ZONE).
5. STORM DRAINAGE: (TYPICAL FOR 3) PRE-CAST CONCRETE CATCH BASIN (DRY WELLS) WITH STEEL GRATES.
6. ALL CURBING, SIDEWALKS AND ASPHALT PAVING SHALL MEET TOWN OF ESSEX SPECIFICATIONS.
7. 140 LF 18" CMP SHALL BE EXTENDED FROM EXISTING CULVERT - BED IN MINIMUM 3" SAND. EXTENSION WILL DRAIN TO APK. 20' DIAMETER CRUSHED STONE FALLOUT AREA.

RECEIVED
OCT 27 2000
COMMUNITY DEV. OFFICE

Approved by Planning Commission at its 3-1-99 meeting.
Written approval dated 3-25-99.
This plan reflects changes required by stipulations of the aforesaid approval. 11/3/00

Design Drafting
Planning Services
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WILLISTON, VT 05495
(802) 878-4320

PRELIMINARY HIGHSTREET/EWING PLACE
LOT NO. 2 EWING PLACE
ESSEX VERMONT

SITE PLAN

JAMES R. EWING
ESSEX
ESSEX JUNCTION, VT.
05452

REVISIONS:
1. FEB. 11, 1991 GAS LINE REROUTED, ADJUSTED REAR LOT PARKING, ACCESS PAVEMENT
2. MARCH 13, 91 ADJUSTED REAR PARKING LOT. ADDED LANDSCAPING AND LIGHTING. ADDED CURBING TO FRONT PARKING LOT. RELOCATED SIGN.
3. JULY 24, 91 SHORTEN CULVERT
4. CENTRAL RUBBISH COLLECTION STIPULATIONS PER PLANNING COMM. DATED 3-25-99

DRAWN BY: S. MULCAHY
DATE: 10-10-90
PROJECT: 9067
DWG. NO. SITE
SHEET OF