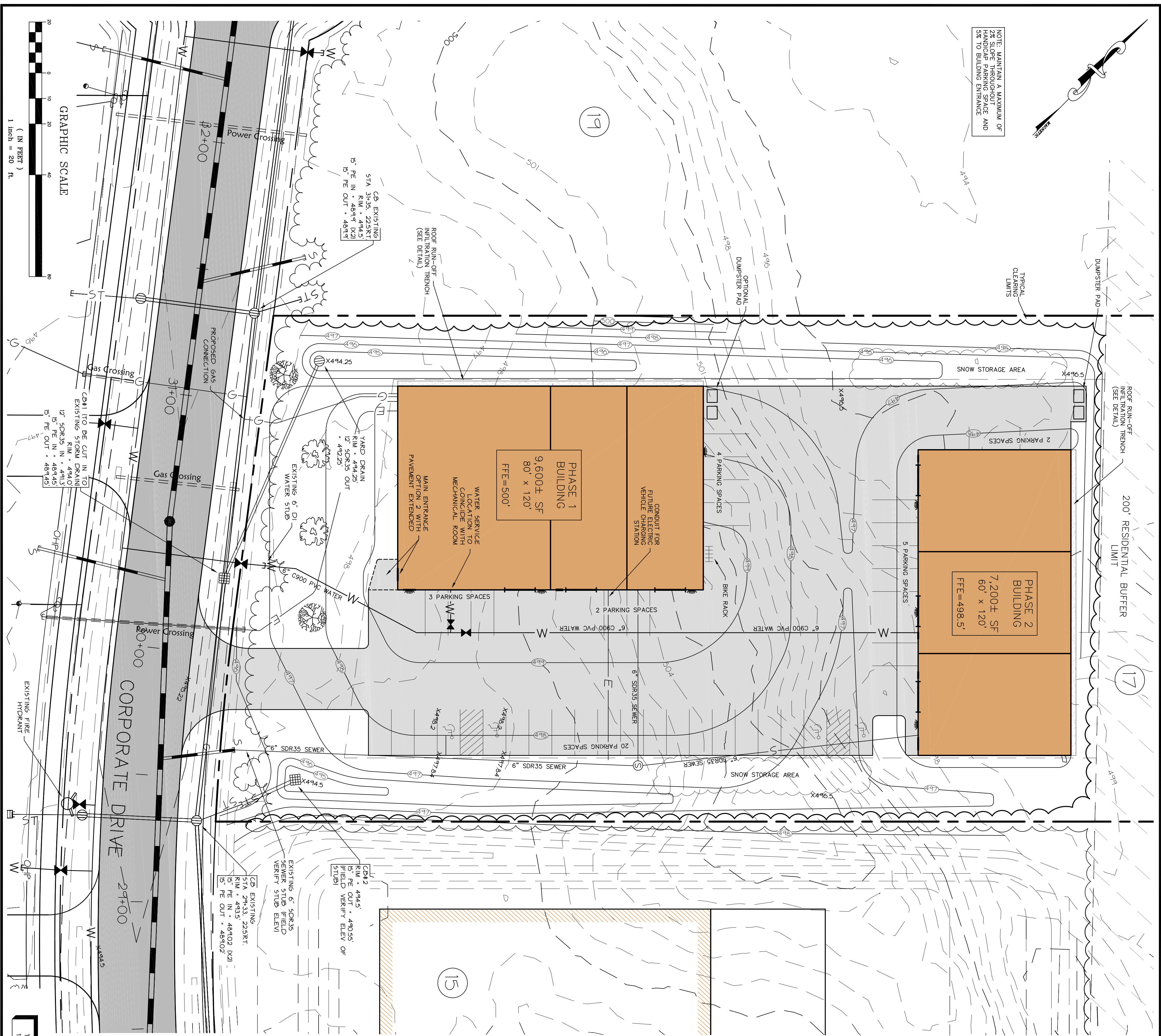


NOTE: MAINTAIN A MAXIMUM OF 5% HANDICAP PARKING SPACE AND 5% TO BUILDING ENTRANCE



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Zoning Information

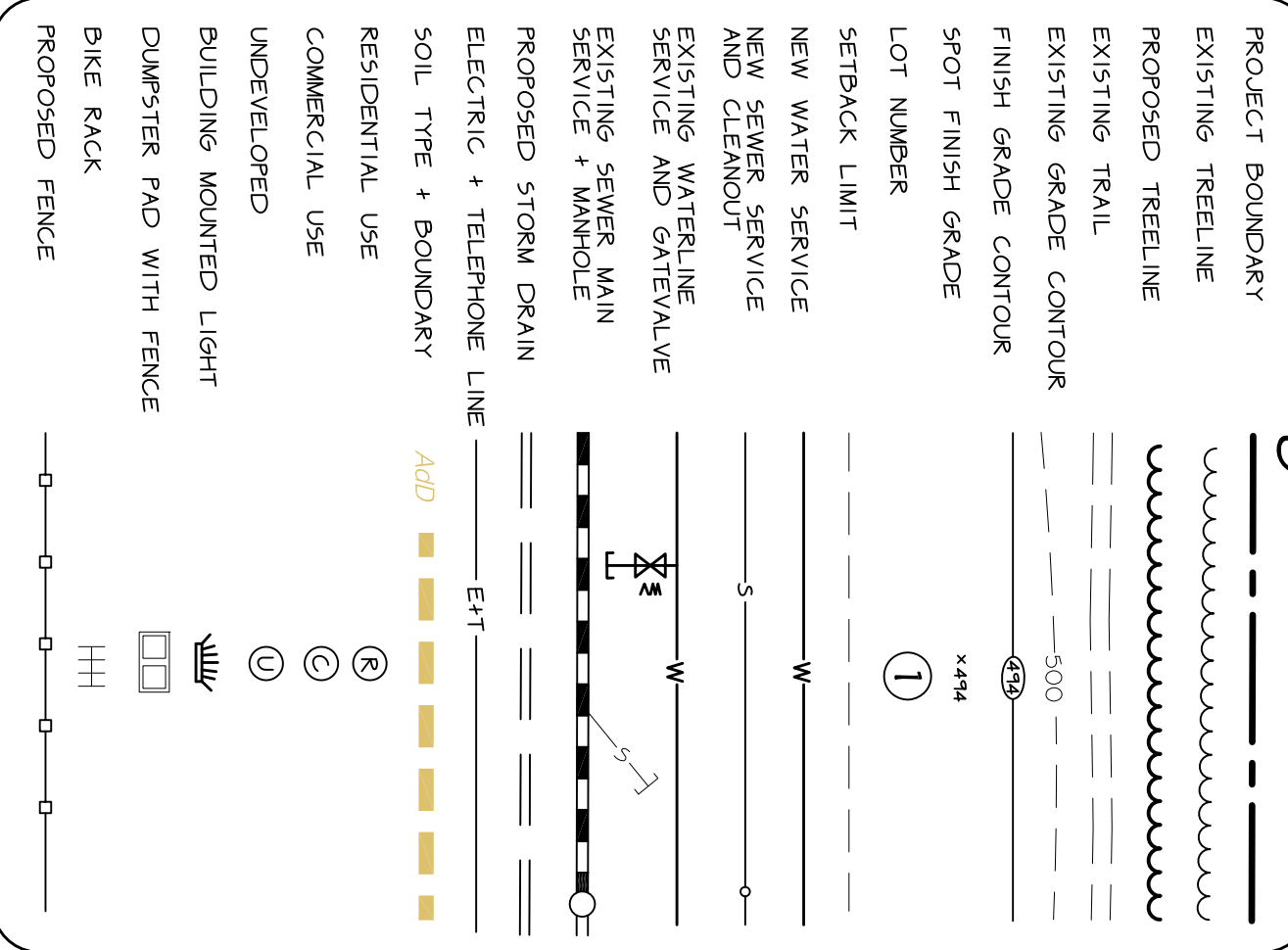
PARCEL INFO: LOT #17 SAXON HILL INDUSTRIAL PARK (249 ACRES)
RESOURCE PRESERVATION DISTRICT - INDUSTRIAL PRD-II

DIMENSIONAL REQUIREMENTS	SAXON HILL INDUSTRIAL PARK ESSEX
BUFFERS	200' ALONG ADJACENT RESIDENTIAL AREA AND FRIEND HILL ROAD AND SAXON HILL ROAD AND 100' ALLEN MARTIN OK 50' ALL OTHER ROADS
SIDE YARD REAR YARD	25' 25'

(A) AS APPROVED BY PLANNING COMMISSION COVERAGE

TOTAL LOT AREA: 249 ACRES
MAXIMUM ALLOWED COVERAGE: 60%
FLOOR SF: 7,200 SF
PROPOSED TOTAL BUILDING COVERAGE: 15.7%
PROPOSED TOTAL COVERAGE: 37% (0.19 ACRES)
PARKING REQUIREMENTS:
MANUFACTURING/WAREHOUSE: 1 SPACE / 400 SF
- 6,800 SF = 42 SPACES
REQUIRED: 42 SPACES
PROPOSED: 36 SPACES (4 HANDICAPPED SPACES)

Legend



Proposed Landscaping Schedule

Symbol	Quantity	Common Name	Botanic Name	Size
	2	Northern Red Oak	Quercus Rubra	2-2 1/2" Caliper
	2	Red Maple	Acer rubrum	2-2 1/2" Caliper

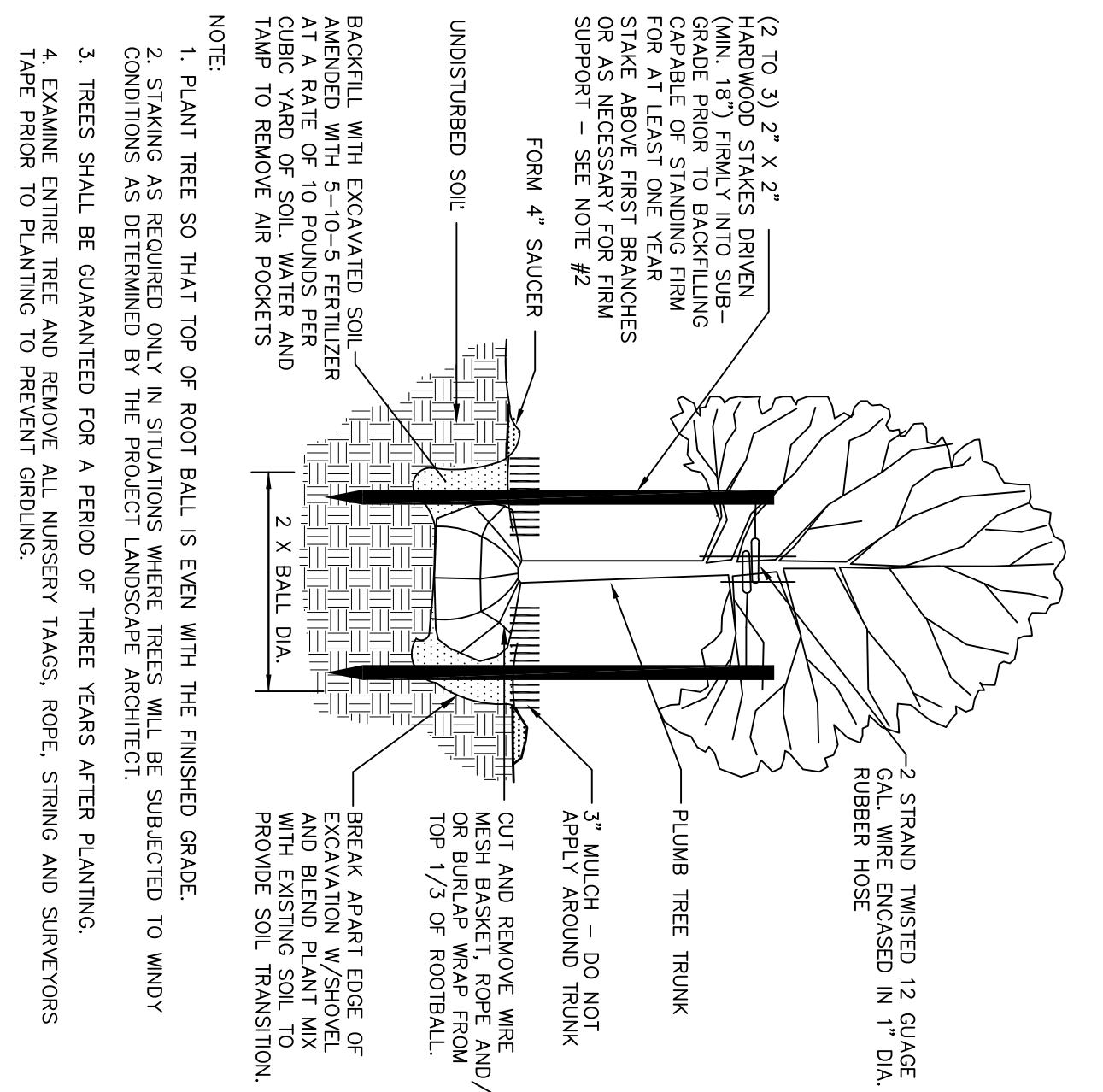
Landscaping Specifications

- ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO NOVEMBER 15. ANY WORK PERFORMED AFTER NOVEMBER 15 OF EACH YEAR SHALL BE STABILIZED WITH MULCH OR NETTING SUFFICIENT TO PREVENT EROSION AND SHALL BE IMMEDIATELY SEEDED AND REMULCHED AS SOON AS WEATHER PERMITS IN THE SPRING. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM FOLLOWING:
 - SEED MIXTURE IN ALL AREAS SHALL BE URBAN MIX CONFORMING TO THE TABLE SHOWN ON THE PLANS. FOR SEEDING BETWEEN SEPTEMBER 1 AND NOVEMBER 1, WINTER RYE SHALL BE USED AT AN APPLICATION RATE OF 100 POUNDS PER ACRE.
 - FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE CONFORMING TO THE STATE CHEMISTS. DRY FERTILIZER, IF USED, SHALL BE APPLIED AT THE RATE OF 500 POUNDS MINIMUM RATE TO INCLUDE 100 POUNDS OF NITROGEN, 200 POUNDS OF PHOSPHATE, AND 100 POUNDS OF POTASH PER ACRE.
 - LWESTONE SHALL CONFORM TO ALL STATE AND FEDERAL REGULATIONS AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. LWESTONE SHALL BE APPLIED AT A RATE OF TWO TONS PER ACRE OR AS DIRECTED WITHIN 24 HOURS OF APPLICATION OF FERTILIZER. LWESTONE SHALL BE APPLIED OVER THE AREA AT A RATE OF TWO TONS PER ACRE OR AS ORDERED BY THE ENGINEER.

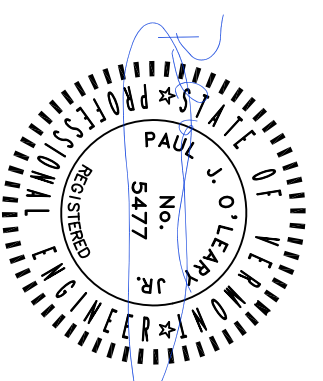
URBAN MIX GRASS SEED

% BY WEIGHT	US LIVE SEED PER ACRE	TYPE OF SEED
37.5	45	GREENING RED FESCUE
31.25	37.5	KENTUCKY BLUEGRASS
31.25	37.5	WINTER HARDY PERENNIAL RYE
100	120 # LIVE SEED PER ACRE	

Tree Planting



Landowner / Applicant
ASTOR LLC
C/O DZEMAL DZANKO
PO BOX 211
ESSEX JUNCTION, VT 05453



DATE	REVISION
8/23/19	
8/29/19	RECORD DRAWING
9/10/19	FINAL

DESIGNER: PAUL J. O'LEARY
CHECKED: PAUL J. O'LEARY
SCALE: AS SHOWN

PROJECT: SAXON HILL INDUSTRIAL PARK - LOT #17
CORPORATE DRIVE, ESSEX, VT

PREPARED BY: O'LEARY-BURKE CIVIL ASSOCIATES, P.C.
100 WASHINGTON ST., ESSEX, VT 05703
TEL: 207-963-6544
FAX: 207-963-6889
E-MAIL: paul@olearyburke.com

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