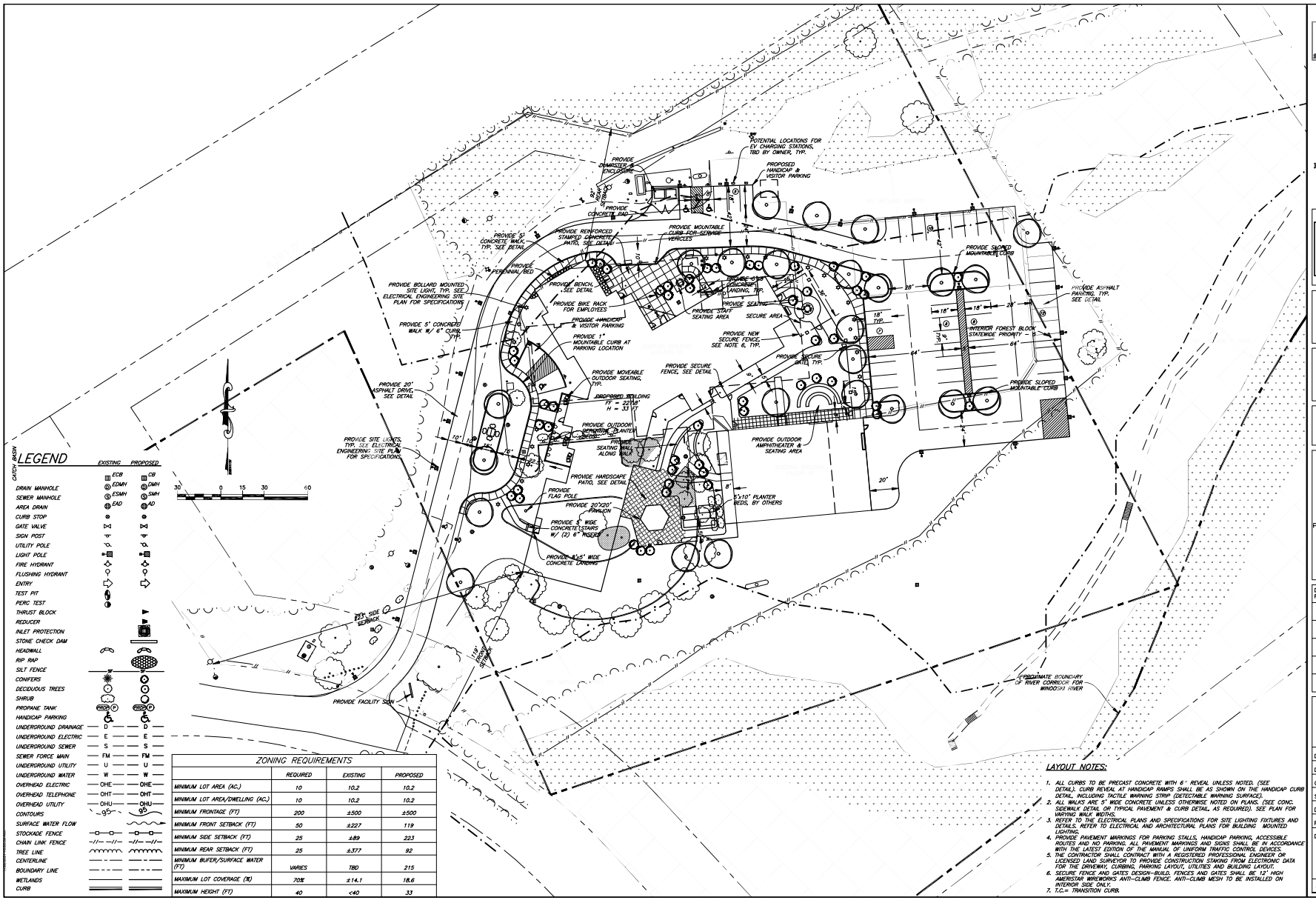

LEGEND

	EXISTING	PROPOSED
DRAIN MANHOLE	ECB	CB
SEWER MANHOLE	EDMH	DMH
AREA DRAIN	ESMH	SMH
CURB STOP	EAD	AD
GATE VALVE		
SIGN POST		
UTILITY POLE		
LIGHT POLE		
FIRE HYDRANT		
FLUSHING HYDRANT		
ENTRY		
TEST PIT		
PERC TEST		
THRUST BLOCK		
REDUCER		
INLET PROTECTION		
STONE CHECK DAM		
HEADWALL		
RIP RAP		
SILT FENCE		
CONIFERS		
DECIDUOUS TREES		
SHRUB		
PROPANE TANK	PROP (P)	PROP (P)
HANDICAP PARKING		
UNDERGROUND DRAINAGE	D	D
UNDERGROUND ELECTRIC	E	E
UNDERGROUND SEWER	S	S
SEWER FORCE MAIN	FM	FM
UNDERGROUND UTILITY	U	U
UNDERGROUND WATER	W	W
OVERHEAD ELECTRIC	OHE	OHE
OVERHEAD TELEPHONE	OHT	OHT
OVERHEAD UTILITY	OHU	OHU
CONTOURS	95	95
SURFACE WATER FLOW		
STOCKADE FENCE		
CHAIN LINK FENCE		
TREE LINE		
CENTERLINE		
BOUNDARY LINE		
WETLANDS		
CURB		

ZONING REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (AC.)	10	10.2	10.2
MINIMUM LOT AREA/DWELLING (AC.)	10	10.2	10.2
MINIMUM FRONTAGE (FT)	200	±500	±500
MINIMUM FRONT SETBACK (FT)	50	±227	119
MINIMUM SIDE SETBACK (FT)	25	±89	223
MINIMUM REAR SETBACK (FT)	25	±377	92
MINIMUM BUFER/SURFACE WATER (FT)	VARIES	TBD	215
MAXIMUM LOT COVERAGE (%)	70%	±14.1	18.6
MAXIMUM HEIGHT (FT)	40	<40	33

LAYOUT NOTES:

1. ALL CURBS TO BE PRECAST CONCRETE WITH 6" REVEAL UNLESS NOTED. (SEE DETAIL). CURB REVEAL AT HANDICAP RAMPS SHALL BE AS SHOWN ON THE HANDICAP CURB DETAIL, INCLUDING TACTILE WARNING STRIP (DETECTABLE WARNING SURFACE).
2. ALL WALKS ARE 5' WIDE CONCRETE UNLESS OTHERWISE NOTED ON PLANS. (SEE CONC. SIDEWALK DETAIL OR TYPICAL PAVEMENT & CURB DETAIL, AS REQUIRED). SEE PLAN FOR VARYING WALK WIDTHS.
3. REFER TO THE ELECTRICAL PLANS AND SPECIFICATIONS FOR SITE LIGHTING FIXTURES AND DETAILS. REFER TO ELECTRICAL AND ARCHITECTURAL PLANS FOR BUILDING MOUNTED LIGHTING.
4. PROVIDE PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAP PARKING, ACCESSIBLE ROUTES AND NO PARKING. ALL PAVEMENT MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
5. THE CONTRACTOR SHALL CONTRACT WITH A REGISTERED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR TO PROVIDE CONSTRUCTION STAKING FROM ELECTRONIC DATA FOR THE DRIVEWAY, CURBING, PARKING LAYOUT, UTILITIES AND BUILDING LAYOUT.
6. SECURE FENCE AND GATES DESIGN-BUILD. FENCES AND GATES SHALL BE 12' HIGH AMERISTAR WIREWORKS ANTI-CLIMB FENCE. ANTI-CLIMB MESH TO BE INSTALLED ON INTERIOR SIDE ONLY.
7. T.C.= TRANSITION CURB.

STEVENS & ASSOCIATES, P.C.
CIVIL ENGINEERS AND LAND PLANNERS
ARCHITECTS ENGINEERS
LANDSCAPE ARCHITECTS PLANNERS
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PURPOSE OF DRAWING
ZONING PERMIT SUBMISSION
MARCH 17, 2021

DMH RECOVERY RESIDENCE

26 WOODSIDE DRIVE
ESSEX, VERMONT

PREPARED FOR:
VT BUILDING AND GENERAL SERVICES
2 GOV AIKEN AVE
MONTPELIER, VERMONT

DATE:
REVISION:

LAYOUT

DES. BY	BDS
DWN. BY	JFM
CHKD. BY	BDS
SCALE	1"=30'
DATE	03/17/21
PROJECT NUM:	19-073

DWG. NO.
C-3

SHEET 3 OF 9