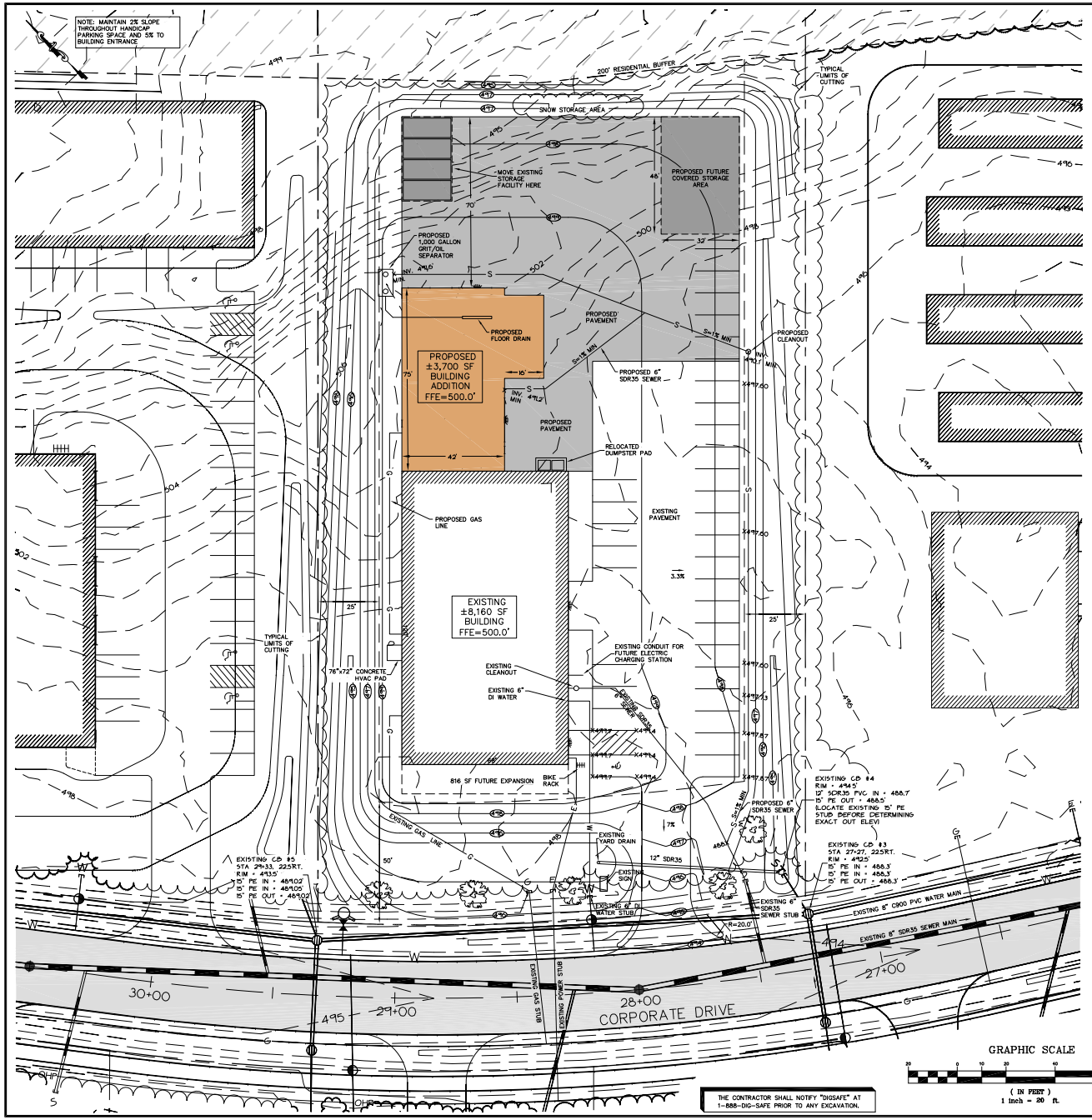


Zoning Information

PARCEL INFO: LOT #15 SAXON HILL INDUSTRIAL PARK (2.45 ACRES)

RESOURCE PRESERVATION DISTRICT - INDUSTRIAL (RPD-I)

DIMENSIONAL REQUIREMENTS		TOWN OF ESSEX	SAXON HILL INDUSTRIAL PARK
BUFFERS	(A)		200' ALONG ADJACENT RESIDENTIAL AREA AND STREETS INCLUDING ROUTE 15, SAND HILL ROAD AND SAXON HILL ROAD 100' ALLEN MARTIN DR. 50' ALL OTHER ROADS
SIDE YARD	(A)		25'
REAR YARD	(A)		25'

(A) AS APPROVED BY PLANNING COMMISSION

COVERAGE:

TOTAL LOT AREA = 2.45 ACRES
MAXIMUM ALLOWED COVERAGE: 60%
EXISTING BUILDING: 8,160 SF
PROPOSED BUILDING (TOTAL): 11,860 SF
PROPOSED TOTAL BUILDING COVERAGE: 11%
PROPOSED TOTAL COVERAGE: 34.6% (0.85 ACRES)

PARKING REQUIREMENTS

PROFESSIONAL OFFICES: 1 SPACE / 250 GROSS S.F. FLOOR SPACE -1,500 SF OFFICE SPACE = 6.0 SPACES

WAREHOUSE/STORAGE: 1 SPACE / 400 GROSS SF. FLOOR SPACE - 10,360 SF BAY SPACE = 25.9 SPACES

TOTAL (11,860 SF): 31.9 SPACES

REQUIRED: 32 SPACES

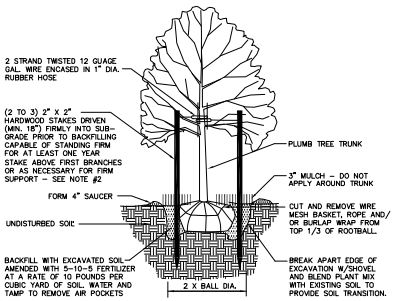
PROPOSED: 32 SPACES (1 HANDICAPPED)

Legend

PROJECT BOUNDARY
EXISTING TREELINE
PROPOSED TREELINE
EXISTING TRAIL
EXISTING GRADE CONTOUR
FINISH GRADE CONTOUR
SPOT FINISH GRADE
LOT NUMBER
SETBACK LIMIT
NEW WATER SERVICE
NEW SEWER SERVICE AND CLEANOUT
EXISTING WATERLINE SERVICE AND GATEVALVE
EXISTING SEWER MAIN SERVICE + MANHOLE
ELECTRIC + TELEPHONE LINE
SOIL TYPE + BOUNDARY
RESIDENTIAL USE
COMMERCIAL USE
UNDEVELOPED
BUILDING MOUNTED LIGHT
DUMPSTER PAD
BIKE RACK
CONSTRUCTION FENCE
SILT FENCE WITH CONSTRUCTION TAPE

Proposed Landscape Schedule

Symbol	Quantity	Common Name	Botanic Name	Size
	5	Northern Red Oak	Quereus Rubra	2–2½" Caliper



NOTE:

1. PLANT TREE SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. STAKING AS REQUIRED ONLY IN SITUATIONS WHERE TREES WILL BE SUBJECTED TO WINDY CONDITIONS AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
3. TREES SHALL BE GUARANTEED FOR A PERIOD OF THREE YEARS AFTER PLANTING.
4. EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAAGS, ROPE, STRING AND SURVEYORS TAPE PRIOR TO PLANTING TO PREVENT GIRDLING.

Tree Planting

NTS

URBAN MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
37.5	45	CREEPING RED FESCUE
31.25	37.5	KENTUCKY BLUEGRASS
31.25	37.5	WINTER HARDY, PERENNIAL RYE
100	120 # LIVE SEED PER ACRE	

Landscaping Specifications

ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO NOVEMBER 1 OF EACH YEAR. ANY DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED WITHIN 15 DAYS. ANY WORK PERFORMED AFTER NOVEMBER 1 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 OF 4" OF TOPSOIL AND BE SEEDED, FERTILIZED, LIMED, AND MULCHED IN ACCORDANCE WITH THE FOLLOWING:

1. 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.
2. FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE CONFORMING TO THE STATE FERTILIZER LAW AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. DRY FERTILIZER, IF USED, SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. LIQUID FERTILIZER, IF USED, SHALL BE APPLIED IN A 1-2-1 RATIO WITH THE MINIMUM RATE TO INCLUDE 100 POUNDS OF NITROGEN, 200 POUNDS OF PHOSPHATE, AND 100 POUNDS OF POTASH PER ACRE.
3. LIMESTONE SHALL CONFORM TO ALL STATE AND FEDERAL REGULATIONS AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. THE LIMESTONE SHALL BE APPLIED AT A RATE OF TWO TONS PER ACRE OR AS DIRECTED.
4. WITHIN 24 HOURS OF APPLICATION OF FERTILIZER, LIME, AND SEED, THE SURFACE SHALL BE MULCHED WITH A HAY MULCH. MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA AT A RATE OF TWO TONS PER ACRE OR AS ORDERED BY THE ENGINEER.

Owner/Applicant

CABRERA PROPERTIES, LLC
C/O ANDY CABRERA
1640 COCHRAN ROAD
RICHMOND, VT 05477
(802) 264-9009

DATE	REVISION	BY
3/25/21	REVISED FOR BUILDING ADDITION	SEC
6/2/15	REVISED PER WW COMMENTS	BWC
5/29/15	REVISED BUILDING INCREASED TO 8,840 SF	BWC

SURVEY: OBCA
DESIGN: OBCA
DRAWN: BWC
CHECKED: PLO/DMB
SCALE: 1"=20'

RECORD DRAWING ☐ PRELIMINARY
FINAL ☒ SKETCH/CONCEPT

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
1 CORPORATE DR, SUITE 1
ESSEX JCT., VT
PHONE: 879-6800
FAX: 879-6801
E-MAIL: obca@obcivil.com

SAXON HILL INDUSTRIAL PARK – LOT #15
CORPORATE DRIVE, ESSEX, VT

SIMPSON CABINETRY INC.

SITE PLAN

DATE: 2015
JOB: 2015-04
BY:
PLAN SHEET #: 2