

Zoning Information

PARCEL INFO: LOT #19 SAXON HILL INDUSTRIAL PARK (2.21 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
SIDE YARD	(A) 100' ALLEN MARTIN DR. 50' ALL OTHER ROADS
REAR YARD	(A) 25'

(A) AS APPROVED BY PLANNING COMMISSION

COVERAGE:
TOTAL LOT AREA = 2.21 ACRES
MAXIMUM ALLOWED COVERAGE: 60%
PROPOSED BUILDING FOOTPRINT: ±12,600 SF
(9,000 SF + 3,600 SF)

PROPOSED TOTAL BUILDING COVERAGE: 13.1%
PROPOSED TOTAL COVERAGE: 32.4% (0.72 ACRES)

PARKING REQUIREMENTS:
REQUIRED:
MANUFACTURING/WAREHOUSE: 1 SPACE / 400 SF
-12,600 SF = 32 SPACES
OR
2 SPACES / 3 EMPLOYEES: 15 EMPLOYEES = 10 SPACES
PROPOSED: 19 SPACES

Legend

PROJECT BOUNDARY	
EXISTING TREELINE	
PROPOSED TREELINE	
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	
PROPOSED STORM DRAIN	
ELECTRIC & TELEPHONE LINE	
SOIL TYPE & BOUNDARY	
RESIDENTIAL USE	
COMMERCIAL USE	
UNDEVELOPED	
BUILDING MOUNTED LIGHT	
DUMPSTER PAD WITH FENCE	
BIKE RACK	
PROPOSED FENCE	

Proposed Landscaping Schedule

Symbol	Quantity	Common Name	Botanic Name	Size
	1	Northern Red Oak	Quercus Rubra	2-2 1/2" Caliper
	1	Pagoda Dogwood	Cornus Alternifolia	10 Gal
	2	Common Witchhazel	Hamamelis Virginiana	10 Gal

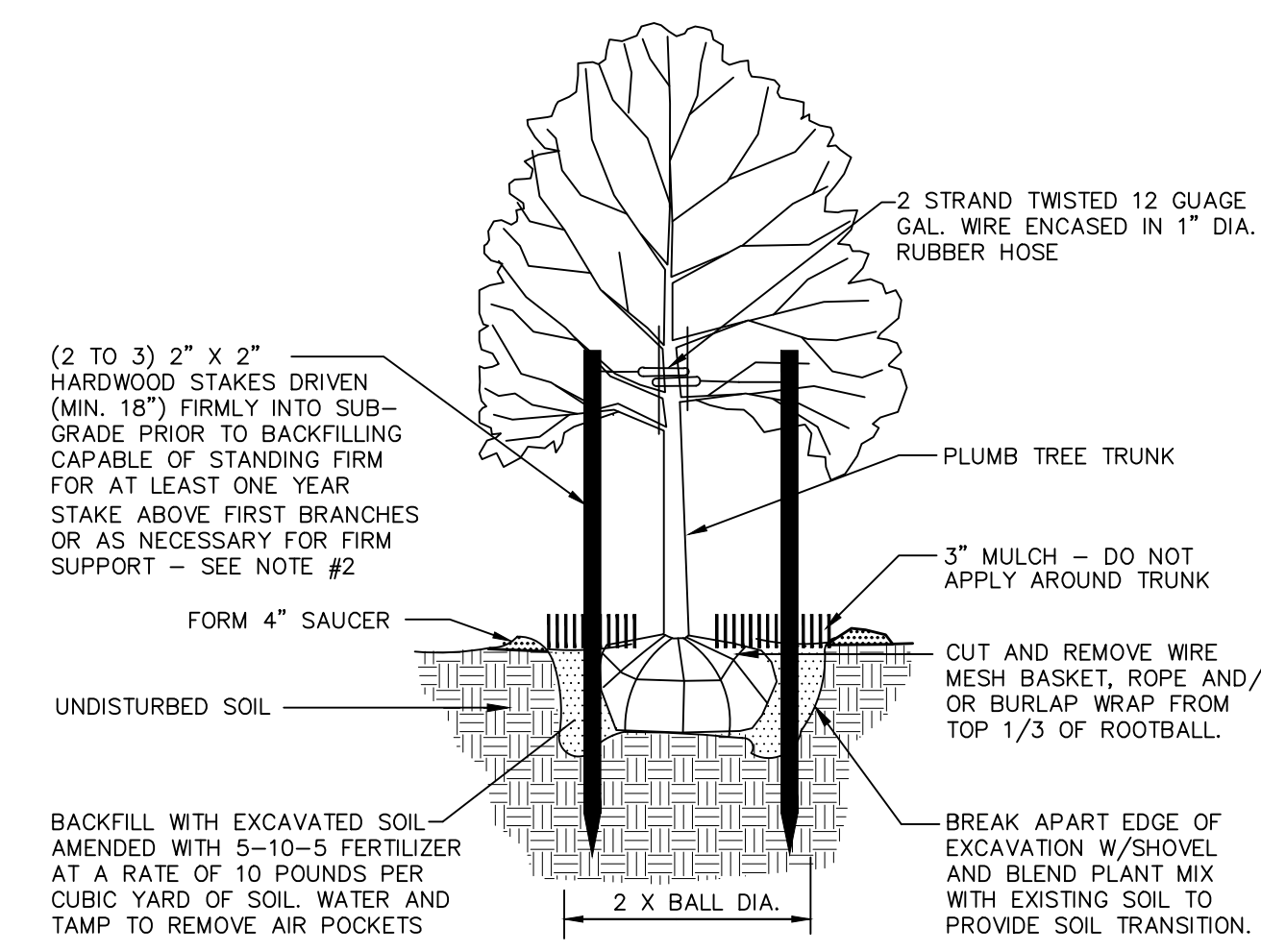
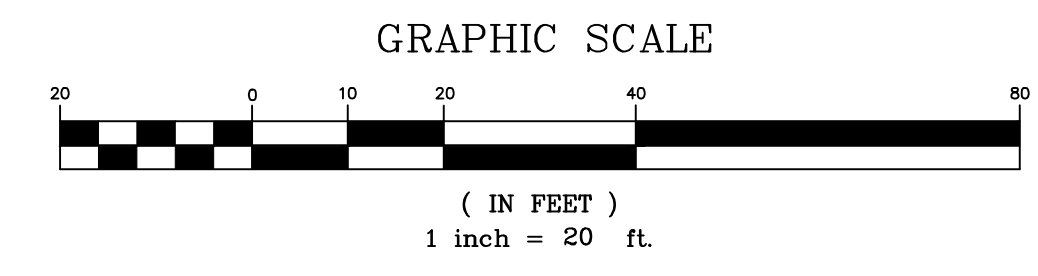
URBAN MIX GRASS SEED

% 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:

- 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 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.
- 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.
- 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.



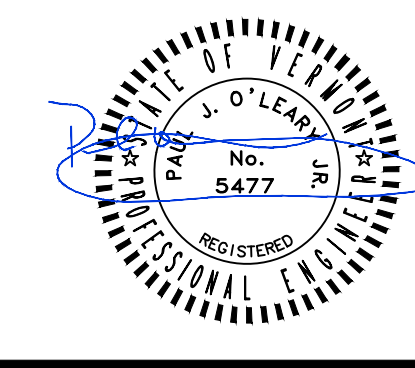
- NOTE:
- PLANT TREE SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
 - STAKING AS REQUIRED ONLY IN SITUATIONS WHERE TREES WILL BE SUBJECTED TO WINDY CONDITIONS AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - TREES SHALL BE GUARANTEED FOR A PERIOD OF THREE YEARS AFTER PLANTING.
 - EXAMINE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

Tree Planting

NTS

Landowner / Applicant

BRAD & RENEE LAFOUNTAIN
113 BRIGHAM HILL ROAD
ESSEX JUNCTION, VT 05452



DATE	REVISION
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY
DESIGN	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT
DESIGN	FCM
DRAWN	FCM
CHECKED	PLD
SCALE	1"=20'

13 CORPORATE DR.
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SAXON HILL INDUSTRIAL PARK - LOT #19	
DATE	4/28/21
JOB#	2021-11
FILE	2021-11-S3-C30
PLAN SHEET #	2

CORPORATE DRIVE, ESSEX, VT

SITE PLAN

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.