

LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- - - - - 100' --- EXISTING CONTOUR
- - - - - X --- EXISTING FENCE
- - - - - --- EXISTING GRAVEL
- - - - - --- EXISTING PAVEMENT
- - - - - E --- EXISTING ELECTRIC
- - - - - FM --- EXISTING FORCEMAIN
- - - - - ST --- EXISTING STORM
- - - - - S --- EXISTING GRAVITY SEWER
- - - - - T --- EXISTING TELEPHONE
- - - - - W --- EXISTING WATER
- - - - - --- EXISTING SWALE
- WETLANDS
- WETLANDS BUFFER
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING YARD DRAIN
- ⊙ EXISTING WELL
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING GUY WIRE/POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EDGE OF BRUSH/WOODS
- - - - - 100' --- PROPOSED CONTOUR
- - - - - X --- PROPOSED FENCE
- - - - - --- PROPOSED GRAVEL
- - - - - --- PROPOSED PAVEMENT
- - - - - E --- PROPOSED ELECTRIC
- - - - - FM --- PROPOSED FORCEMAIN
- - - - - ST --- PROPOSED STORM
- - - - - S --- PROPOSED GRAVITY SEWER
- - - - - T --- PROPOSED TELEPHONE
- - - - - W --- PROPOSED WATER
- - - - - --- PROPOSED SWALE
- ⊙ PROPOSED YARD DRAIN
- ⊙ PROPOSED WELL
- ⊙ PROPOSED SIGN

GENERAL NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING FIRM TO LOCATE OWNER OWNED UNDERGROUND UTILITIES PRIOR TO START OF ANY EXCAVATION.
2. ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THESE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
4. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
5. ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
6. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
9. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
10. THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET. UNLESS NOTED OTHERWISE, ALL EXISTING MANHOLE COVERS, VALVES, CURB STOPS AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO THE NEW FINISH GRADE.
11. ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
13. THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
14. EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. ALL PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
15. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
16. PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
17. IF THE BUILDING IS TO BE SPRINKLERED, BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH ANWA M14. THE SITE CONTRACTOR SHALL CONSTRUCT THE WATER LINE TO TWO FEET ABOVE THE FINISHED FLOOR. SEE MECHANICAL PLANS FOR RISER DETAIL.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.
20. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY AND ALL SAFETY FENCES OR RAILS ABOVE EXISTING AND PROPOSED WALLS. THE OWNER SHALL VERIFY LOCAL, STATE AND INSURANCE REQUIREMENT GUIDELINES FOR THE INSTALLATION AND VERIFY ANY AND ALL PERMITTING REQUIREMENTS.

Planting Schedule

Qty.	Code	Scientific Name	Common Name	Size	Remarks
1	CCA	Malus x 'Candymin'	Candymin Crabapple	2"-2.5" Cal	Mature HT: 10' Mature SP: 15-18'
1	RSM	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5"-3" Cal	Mature HT: 45-50' Mature SP: 35-50'
4	BRC	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	3 Gal	Mature HT: 6-9' Mature SP: 5-8'

PARKING SUMMARY

MIN REQUIRED FROM TABLE 3.1:
Office Space: 1 per 300 sq. ft. of floor area

PROPOSED:
3,500 sf OF Office/ 300 SF = 11.6 Spaces Min. Required
Total = 12 Spaces min. Required
22 SPACES PROVIDED

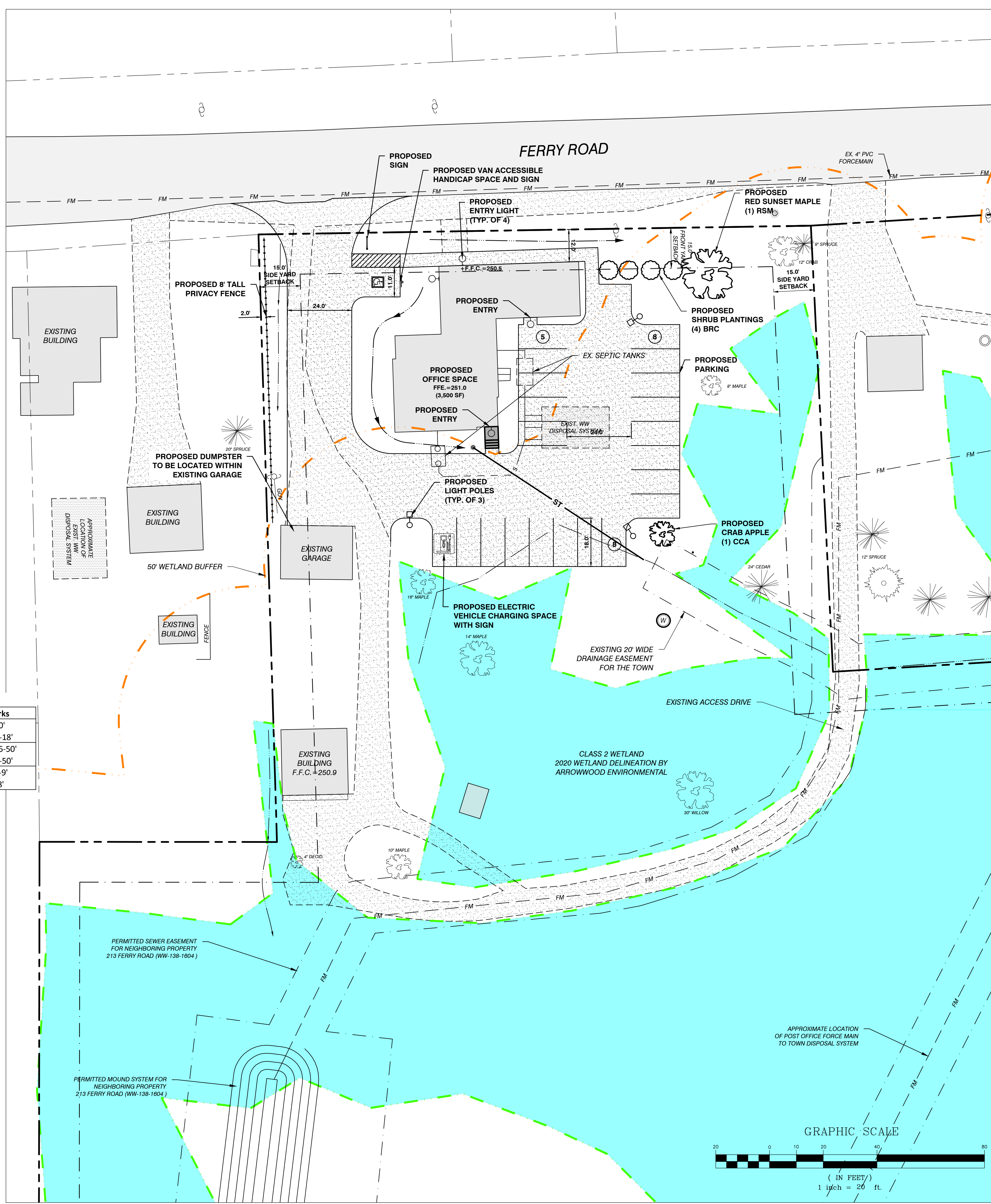
ADA Handicap Accessible Requirements:
Less than 25 Spaces total = 1 Handicap Space Required
1 VAN ACCESSIBLE HC SPACE PROVIDED

Act 250 EV Charging Requirements:
Group B (Office): 1 Level 1 Space for < 25 spaces
1 LEVEL 1 SPACE PROVIDED

ZONING REQUIREMENTS:

ZONING DISTRICT: VILLAGE COMMERCIAL (VCM)
No Minimum Density for Non-residential uses
1 Office Space Of 3,500 SF Proposed

CATEGORY	REQUIRED	EXISTING	PROPOSED
PARCEL	5.011.0 AC (RESIDENTIAL/ NON-RESIDENTIAL)	24.16± AC.	24.16± AC.
COVERAGE		(18,961 ± SF)	(25,450 ± SF)
LOT COVERAGE	40%	1.8%	2.4%
BUILDING COVERAGE	10,000 SF OR 25% (WHICHEVER IS LESSEF)	(3,823 ± SF)	(3,927 ± SF)
FRONTAGE			
ALONG ROW	75'	205±	205±
SETBACKS			
FRONT SETBACK	15'	12±	12±
SIDE SETBACK	15'	4±	4±
REAR SETBACK	15'	1440±	1440±



SITE ENGINEER:



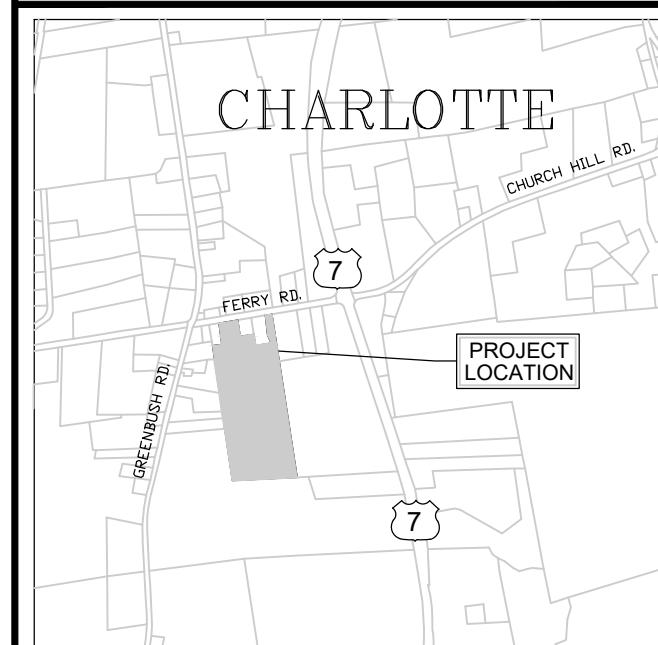
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cca-vt.com

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DRAWN: SAL
CHECKED: DSM
APPROVED: JDL

CLIENT:
CHARLOTTE VILLAGE PARTNERS, LLC.
1341 ETHAN ALLEN HIGHWAY
NEW HAVEN, VT 05472

PROJECT:
CHARLOTTE VILLAGE PARTNERS DEVELOPMENT
251 FERRY ROAD
CHARLOTTE, VT



LOCATION MAP 1" = 2000'

DATE	CHECKED	REVISION

PROPOSED CONDITIONS SITE PLAN

DATE: DEC., 2023
SCALE: 1" = 20'
PROJ. NO: 22206
DRAWING NUMBER: **C2.0**

