



PROJECT DATA:

PARCEL: TAX MAP 3, PARCEL 8-1
 DEED REFERENCE: VOL. 410, PAGES 41
 UTILITIES: MUNICIPAL WATER
 WASTEWATER HOLDING TANK (OFF-SITE DISPOSAL)
 STORMWATER - INFILTRATION
 ZONING DISTRICT: GENERAL INDUSTRIAL DISTRICT (I2)

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
LOT AREA	100,000 SF	-	6,835 SF
ROAD FRONTAGE	200 FT	-	101 FT
FRONT SETBACK	50 FT	29 FT	23 FT
SIDE SETBACK	35 FT	-	10 FT
REAR SETBACK	35 FT	-	10 FT

LOT COVERAGE:

MAXIMUM PERMITTED: 75%
 PROPOSED: 47%

APPLICANT
 STANNARD HOUSE COMMITTEE
 13 SCHOOL STREET
 MILTON, VT 05468

LANDOWNER
 THE MILLER REALTY GROUP, LLP
 599 AVENUE D
 WILLISTON, VT 05495

LEGEND

	PROJECT PROPERTY LINE
	ABUTTING PROPERTY LINE
	SIDELINE OF EASEMENT
	STRUCTURE SETBACK
	EXISTING TREELINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SEWER
	EXISTING WATER
	EXISTING TREES
	EXISTING HYDRANT
	EXISTING WATER VALVE
	IRON PIN FOUND
	EXISTING UTILITY POLE
	NEW WALL MOUNTED EXTERIOR LIGHT
	NEW LILAC BUSH
	NEW PERENNIAL PLANTING BED

GRAPHIC SCALE



NEW EXTERIOR LIGHT SHALL BE LITHONIA D-SERIES SIZE 1 LED WALL LUMINAIRE, MODEL "DSXW1 LED 10C 530 40K TFTM PE DWHXD", OR EQUAL. MOUNTING HEIGHT NOT TO EXCEED 15 FT.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO PRESENT THE PROPOSED SITE AND UTILITY IMPROVEMENTS ON THE PROPOSED GENERAL STANNARD HOUSE LOT TO BE CONVEYED TO THE TOWN OF MILTON.
- EXISTING TOPOGRAPHY AND SITE CONDITIONS TAKEN FROM PLANS ENTITLED "THE MILLER REALTY GROUP, LLP, LOTS 1 & 2 - CATAMOUNT INDUSTRIAL PARK", DATED 6-20-11, AS PREPARED BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, INC.
- EXISTING PROPERTY LINES ARE BASED ON A PLAN ENTITLED "LANDS OF THE GREATER BURLINGTON INDUSTRIAL CORP., CATAMOUNT INDUSTRIAL PARK, GONYEAU RD. & U.S. ROUTE 7, MILTON, VT., LOTS 1 & 2 BOUNDARY LINE ADJUSTMENT PLAT", DATED 6-22-11, AS PREPARED BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, INC., AND RECORDED IN SLIDE 444B OF THE TOWN OF MILTON LAND RECORDS.
- THE PROJECT PARCEL MAY BE SUBJECT TO OTHER EASEMENTS NOT SHOWN.
- PRIOR TO PERFORMING ANY EXCAVATION, IT IS REQUIRED BY LAW THAT DIGSAFE BE NOTIFIED TO LOCATE EXISTING UNDERGROUND UTILITIES. DIGSAFE CAN BE NOTIFIED BY CALLING "811".

Date	Revision	By
These plans shall only be used for the purpose shown below:		
<input type="checkbox"/>	Sketch/Concept	<input type="checkbox"/> Act 250 Review
<input type="checkbox"/>	Preliminary	<input type="checkbox"/> Construction
<input type="checkbox"/>	Final Local Review	<input type="checkbox"/> Record Drawing
THE MILLER REALTY GROUP, LLP		Project No. 11018A
GENERAL STANNARD HOUSE		Survey ADP/DH
951 ROUTE 7 SOUTH	MILTON, VT	Design RD
LOT 2		Drawn BH
		Checked ABR
SITE PLAN		Date 8-28-2015
		Scale 1" = 20'
Lamoureux & Dickinson Consulting Engineers, Inc. 14 Morse Drive, Essex, VT 05452 802-878-4450 www.LDengineering.com		Sheet number S1