

Location Plan-n.t.s.

Legend

	Project Boundary Line		OHW		Existing Utility Pole with Overhead Wires
	Adjoining Property Line		ETC		Underground Electric, Cable, Telephone Lines
	Existing Trealine		Existing Water Line w/ Curb Stop, Service, and Blow Off		Existing Catch Basin and Storm Line
	Existing Grade Contour		Existing Sewer Line w/ Curb Stop and Cleanout		Building Envelope
	Finish Grade Contour		Building Envelope		Existing Building Mounted Luminaire
	Iron Pipe Found		MUTCD Drive Drive Sign		Proposed Dumpster
	Existing Fence		Existing Concrete Curb		
	Proposed Fence				
	New Gravel/Pavement				
	Gravel/Pavement (to be removed)				
	Existing Tree/Shrub (to remain)				

Proposed Landscape Schedule

SYMBOL	QUANTITY	COMMON NAME	BOTANIC NAME	SIZE	COST
	17	YEW	TAXUS X MEDIA 'WARDII'	24" - 30"	\$88.20
	5	EASTERN WHITE CEDAR	THUJA OCCIDENTALIS	5" - 6" HGT.	\$163.40

Project Data

TAX MAP 3, PARCEL 13-2
 TOTAL PROJECT AREA - 2.30 ACRES
 ZONING DISTRICT: GENERAL INDUSTRIAL (I2) DISTRICT

BUILDING (A) EXISTING SINGLE FAMILY DWELLING - 2,230 GFA
 BUILDING (B) UNIT D1: EXISTING PUBLIC WAREHOUSE SPACE - 1,750 GFA
 PROPOSED AUTOMOTIVE SALES W/ ASSOCIATED REPAIR AND SERVICE - 1,750 GFA (2 DAYS)
 UNIT D2: EXISTING PRIVATE WAREHOUSE SPACE - 4,700 GFA
 BUILDING (C) EXISTING AUTOMOTIVE SALES W/ ASSOCIATED REPAIR AND SERVICE - 1,667 GFA (1 DAY)
 BUILDING (E) EXISTING PUBLIC WAREHOUSE SPACE - 4,880 GFA
 BUILDING (F) EXISTING PUBLIC WAREHOUSE SPACE - 4,880 GFA
 BUILDING (G) EXISTING PUBLIC WAREHOUSE SPACE - 3,600 GFA
 BUILDING (H) EXISTING PUBLIC WAREHOUSE SPACE - 3,650 GFA

DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	100,000 SF	100,000 SF	100,000 SF
SETBACKS:			
FRONT YARD	50 FEET	25 FEET	25 FEET
SIDE YARD	35 FEET	12 FEET	12 FEET
REAR YARD	35 FEET	20 FEET	20 FEET
MAXIMUM LOT COVERAGE			
TOTAL COVERAGE (EXISTING)	75%	68.3%	69.0%
MINIMUM ROAD FRONTAGE	200 FEET	282 FEET	282 FEET

Parking Requirements

- RESIDENTIAL USE: 2 SPACES PER DWELLING UNIT
- WAREHOUSING, PUBLIC OR PRIVATE: 2 FOR EACH 3 EMPLOYEES
- AUTOMOTIVE REPAIR AND FILLING STATION: 3 SPACES FOR EACH WORKING SPACE PLUS 1 FOR EACH EMPLOYEE
- AUTOMOTIVE SALES: 2 SPACES FOR EVERY 1000 SF OF GROSS FLOOR AREA

BUILDING 'A' (RESIDENTIAL) SINGLE FAMILY HOME
 REQUIRED: 2 SPACES

BUILDING 'B', UNIT D1 (AUTOMOTIVE REPAIR AND FILLING STATION): 2 EMPLOYEES + 2 SERVICE BAYS
 REQUIRED: (2 EMPLOYEES X 1/EMPLOYEE) + (2 WORKING SPACES X 3/WORK SPACE) + 8 SPACES

BUILDING 'B', UNIT D2 (PUBLIC WAREHOUSE): 0 EMPLOYEES
 REQUIRED: 0 SPACES

BUILDING 'C' (AUTOMOTIVE SALES/AUTOMOTIVE REPAIR AND FILLING STATION): 2 EMPLOYEES, 1 SERVICE BAY, + 650 SQ. FT. OF SALES SPACE
 REQUIRED: (2 EMPLOYEES X 1/EMPLOYEE) + (1 WORKING SPACE X 3/WORK SPACE) + 1050 SQ. FT. OF GFA + 2/1000 SQ. FT. OF GFA + 7 SPACES

BUILDING 'E' (PUBLIC WAREHOUSE): 0 EMPLOYEES
 REQUIRED: 0 SPACES

BUILDING 'F' (PUBLIC WAREHOUSE): 0 EMPLOYEES
 REQUIRED: 0 SPACES

BUILDING 'G' (PUBLIC WAREHOUSE): 0 EMPLOYEES
 REQUIRED: 0 SPACES

BUILDING 'H' (PUBLIC WAREHOUSE): 0 EMPLOYEES
 REQUIRED: 0 SPACES

TOTAL PARKING REQUIRED: 17 SPACES
TOTAL PARKING PROPOSED: 38 SPACES
 (3 RESIDENTIAL SPACES, 16 EMPLOYEE/CUSTOMER/REPAIR SPACES + 17 DISPLAY SPACES)

STORM SYSTEM NARRATIVE

NARRATIVE:

THE 2.30 ACRE PROJECT SITE IS CURRENTLY DEVELOPED WITH AN EXISTING SINGLE FAMILY HOME, PRIVATE WAREHOUSE BUILDING, AND FOUR PUBLIC WAREHOUSE BUILDINGS, AND AN AUTOMOBILE SALES WITH ASSOCIATED REPAIR AND SERVICE. THE CURRENT PROPOSAL IS FOR A USE CHANGE TO A PORTION OF THE PRIVATE WAREHOUSE BUILDINGS TO REPAIR AND SERVICE CARS WITH 8 NEW PARKING SPACES, AND RELOCATE THE DRIVEWAY FOR THE SINGLE FAMILY HOME (NOTE: THE DRIVEWAY HAS ALREADY BEEN RELOCATED FROM ITS APPROVED LOCATION AND THE APPLICANT IS SEEKING AN AFTER-TREE-FACT APPROVAL).

THE PROJECT SITE IS CHARACTERIZED BY HIGHLY PERMEABLE SOILS (ADAMS-WINDSOR SAND) AND DRAINS WEST TO EAST AND NORTH TO SOUTH. RUNOFF FROM THE NEW AND EXISTING IMPERVIOUS AREAS ARE DIRECTED BY SHEET FLOW INTO A PERMANENT INFILTRATION AREA. THE INFILTRATION BASIN HAS BEEN SIZED TO PROVIDE THE NECESSARY VOLUME TO INFILTRATE THE WATER QUALITY VOLUME CHANNEL PROTECTION VOLUME (1-YR STORM) AND THE OVERBANK FLOOD VOLUME (10-YR STORM).

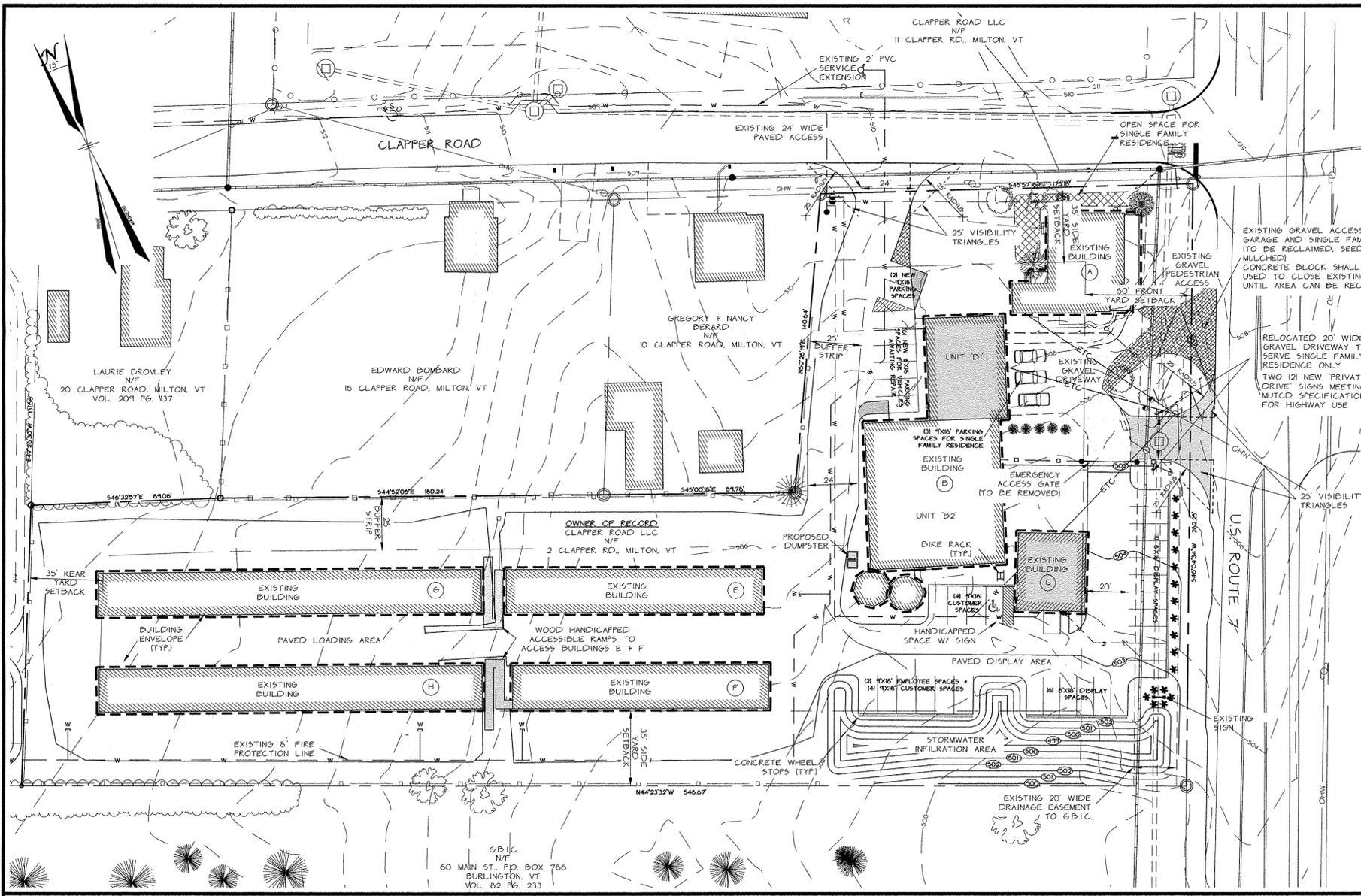
THE CURRENT PROPOSAL TO ADD 8 NEW PARKING SPACES AND RELOCATE THE RESIDENTIAL ACCESS ADDS APPROXIMATELY 800 SQ. FT. OF IMPERVIOUS AREA WHILE REMOVING APPROXIMATELY 751 SQ. FT. FOR A NET INCREASE OF 49.9 SQ. FT. OF IMPERVIOUS AREA.

IN ADDITION BUILDING RAMP'S WERE ADDED TO BUILDINGS E + F IN 2013 AND THE IMPERVIOUS COVERAGE WAS NEVER UPDATED. INCLUDING THIS COVERAGE TO THE PROPOSED INCREASE RESULTS IN A TOTAL INCREASE OF 65.9 SQ. FT. OF IMPERVIOUS COVERAGE.

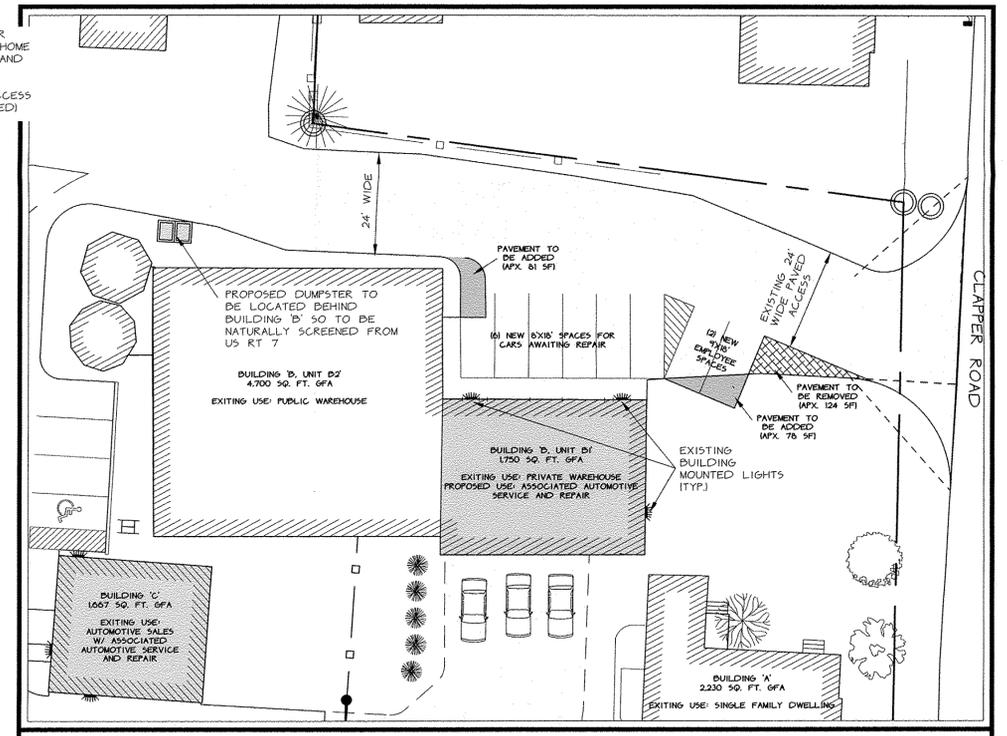
UPDATING THE STORMWATER MODEL TO ACCOUNT FOR THE PROPOSED INCREASE IN IMPERVIOUS COVERAGE SHOWS THE DURING THE WATER QUALITY STORM A STORAGE VOLUME OF 5,051 CU. FT. IS REQUIRED. DURING THE 1-YEAR STORM A STORAGE VOLUME OF 315 CU. FT. IS REQUIRED, AND DURING THE 10-YEAR STORM A STORAGE VOLUME OF 6,467 CU. FT. IS REQUIRED.

A TOTAL STORAGE VOLUME OF 9,317 CU. FT. HAS BEEN PROVIDED. WITH THE SYSTEM AS DESIGNED THERE IS NOT EXPECTED TO BE ANY OFFSITE DISCHARGE.

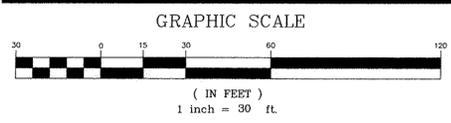
PERMIT # 2014-0014
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 MAY 11 2015
 PERMITTING SERVICES



30-Scale Overall Plan



10-Scale Building 'D' Plan



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

- NOTES:
- PRIOR TO THE LEASE OR SALE OF ANY PORTION OF THE PROPERTY, LEGAL MECHANISMS FOR THE PROTECTION OF OPEN SPACE WILL NEED TO BE IN PLACE.
 - THE PARKING AREA FOR THE AUTOMOTIVE SALES WITH ASSOCIATED SERVICE AND REPAIR BUSINESS SHALL BE LIMITED TO 17 DISPLAY SPACES, 0 SERVICE SPACES, 4 EMPLOYEE SPACES AND 8 CUSTOMER SPACES.
 - THERE SHALL BE NO DELIVERIES, INCLUDING CAR CARRIERS, AT THE SITE.
 - FOR PROPERTY AND BOUNDARY INFORMATION SEE PLAN ENTITLED "CLAPPER ROAD, LLC - PROPERTY PLAT" PREPARED BY O'LEARY-BURKE CIVIL ASSOCIATES, DATED 10/27/08, LAST REVISED 08/30/11 AND RECORDED IN THE TOWN OF MILTON LAND RECORDS.



DATE	REVISION	BY
04-14-15	MISC. REVISIONS PER 03-26-15 DRB APPROVAL	B.B.
02-12-15	MISC. REVISIONS PER 02-05-15 TOWN EMAIL	B.B.
01-29-15	MISC. REVISIONS PER 01-29-15 DRB HEARING	B.B.
12-16-14	CHANGED USE FOR BUILDING D AND ADDED PARKING SPACE, UPDATED COVERAGE CALCULATIONS	B.B.
05-21-14	REVISED WATER AND SEWER SERVICE TO 48"X8" BUILDING RENOVATION	B.B.
01-31-12	ADDED PRIVATE DRIVE SIGNS AND CHANGED STOCKADE FENCE TO CHAIN LINK FENCE PER REQUEST OF ADT	B.B.
01-25-12	RELOCATED DRIVEWAY TO SINGLE FAMILY HOME PER COMMENTS BY ADT	B.B.
11-16-11	REVISED WATER SERVICE TO GARAGE PER AS BUILT CONDITIONS	B.B.
08-30-11	REVISION MISC. REVISIONS PER 08-11-11 DRB APPROVAL	B.B.

<input type="checkbox"/> RECORD DRAWING <input checked="" type="checkbox"/> PRELIMINARY <input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	O'LEARY-BURKE CIVIL ASSOCIATES, PLC 1 CORPORATE DRIVE, SUITE 1 ESSEX, VT PHONE: 878-9890 FAX: 878-9889 EMAIL: obca@olearyburke.com
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CLAPPER ROAD, LLC CLAPPER ROAD MILTON, VT	SITE PLAN - 30 SCALE 1
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