

LEGEND


- - - - - 336' - EXISTING CONTOUR
- - - - - 536' - PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- - - - - APPROXIMATE SETBACK LINE
- o ● IRON ROD/PIPE FOUND/SET
- CONCRETE MONUMENT
- SS GRAVITY SEWER LINE
- FM FORCE MAIN
- W WATER LINE
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- FD FIBER OPTIC
- G GAS LINE
- ST STORM DRAINAGE LINE
- ⊕ SEWER MANHOLE
- ⊕ STORM MANHOLE
- ⊕ HYDRANT
- ⊕ SHUT-OFF
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ CATCH BASIN
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- DRAINAGE SWALE

NIF MEACH COVE REAL ESTATE
109 COL. FLETCHER

EXISTING 20' SEWER EASEMENT CENTERED ON EX. FORCE MAIN LOCATION

EXISTING WATER SYSTEM EASEMENT TO THE TOWN SHELBURNE
NOTE: THE OWNER TO PROVIDE THE TOWN OF SHELBURNE ACCESS TO THE EASEMENT AREA VIA THE DRIVEWAY AND PARKING LOT.

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2371 web: www.cae-t.com

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DRAWN: SAL
CHECKED: DSM
APPROVED: DSM

OWNER:

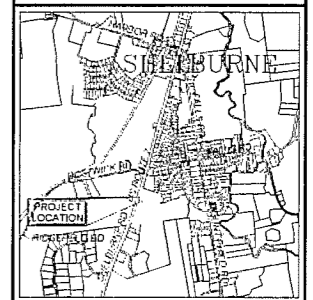
SHELBURNE GREEN, LLC.

BURLINGTON, VERMONT

PROJECT:

SHELBURNE GREEN SOUTH

6221 SHELBURNE ROAD
SHELBURNE, VERMONT



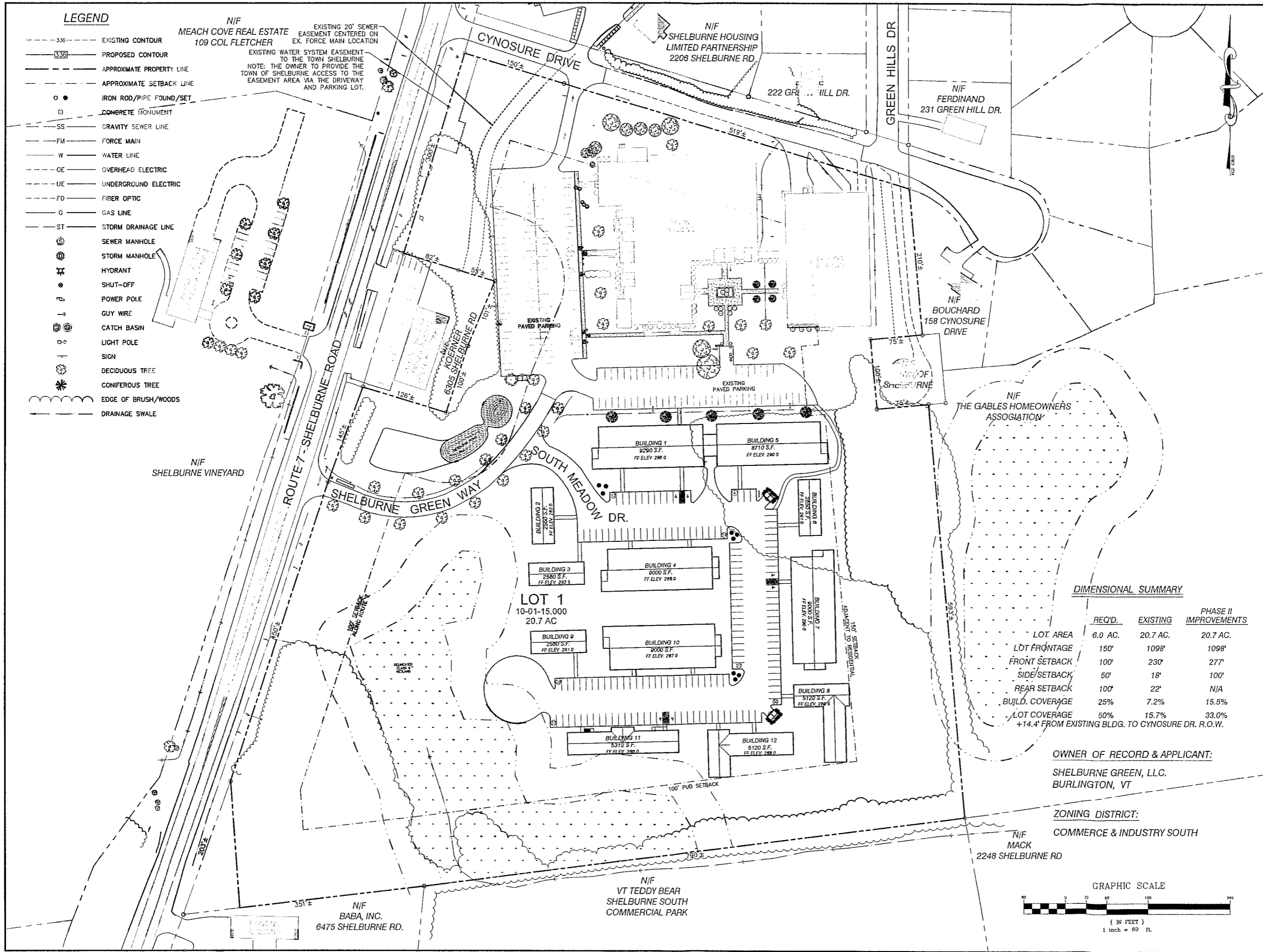
LOCATION MAP
1" = 300'

DATE	CHECKED	REVISION
04.15.14	DSM	FINAL PLAN SUBMITTAL
04.24.14	DSM	REVISED PER CLIENT
04.28.14	DSM	ACT 250 SUBMITTAL

OVERALL SITE PLAN

DATE: DEC., 2013
SCALE: 1" = 60'
PROJ. NO.: 13177

DRAWING NUMBER: **C1.0**



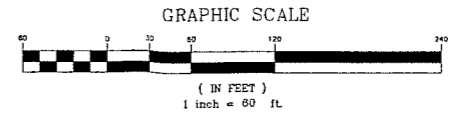
DIMENSIONAL SUMMARY

	REQ'D.	EXISTING	PHASE II IMPROVEMENTS
LOT AREA	6.0 AC.	20.7 AC.	20.7 AC.
LOT FRONTAGE	150'	1098'	1098'
FRONT SETBACK	100'	230'	277'
SIDE SETBACK	50'	18'	100'
REAR SETBACK	100'	22'	N/A
BUILD. COVERAGE	25%	7.2%	15.5%
LOT COVERAGE	50%	15.7%	33.0%

+14.4' FROM EXISTING BLDG. TO CYNOSURE DR. R.O.W.

OWNER OF RECORD & APPLICANT:
SHELBURNE GREEN, LLC.
BURLINGTON, VT

ZONING DISTRICT:
COMMERCE & INDUSTRY SOUTH



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