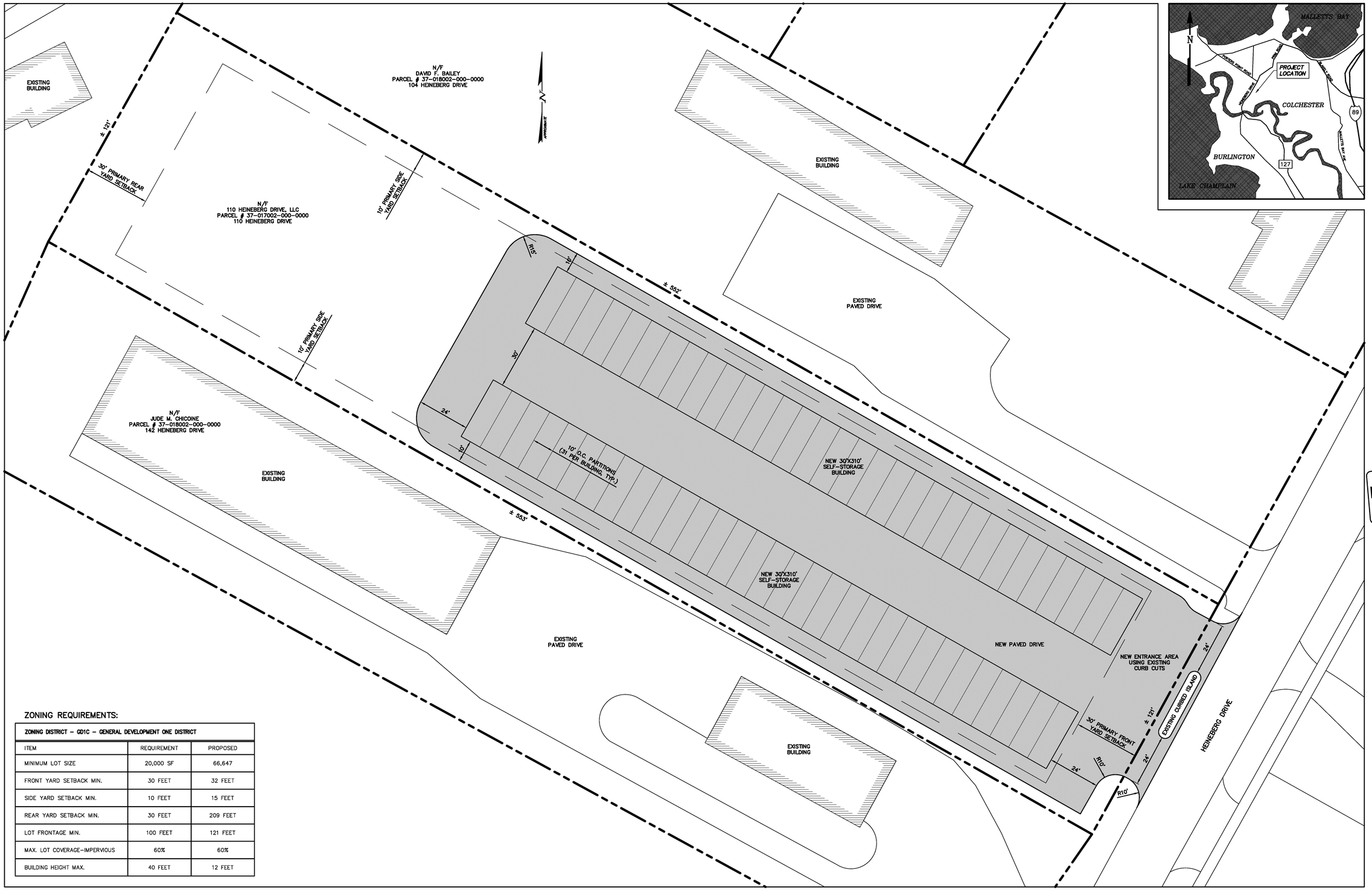


ZONING REQUIREMENTS:

ZONING DISTRICT – GD1C – GENERAL DEVELOPMENT ONE DISTRICT		
ITEM	REQUIREMENT	PROPOSED
MINIMUM LOT SIZE	20,000 SF	66,647
FRONT YARD SETBACK MIN.	30 FEET	32 FEET
SIDE YARD SETBACK MIN.	10 FEET	15 FEET
REAR YARD SETBACK MIN.	30 FEET	209 FEET
LOT FRONTAGE MIN.	100 FEET	121 FEET
MAX. LOT COVERAGE-IMPERVIOUS	60%	60%
BUILDING HEIGHT MAX.	40 FEET	12 FEET

1 C-1 CONCEPTUAL SITE PLAN

SCALE 1" = 20'

Graphic Scale

20 0 20 40 60 80 feet

THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITIES SHOWN ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 1-888-344-7233 BEFORE COMMENCING ANY WORK AND SHALL PRESERVE EXISTING UTILITIES WHICH ARE NOT PART OF THE DEMOLITION PLAN.

REVISION DATE & DESCRIPTION	BY

Champlain Consulting ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 863-8060 - 864-1878 FAX

COPYRIGHT © 2019 CHAMPLAIN CONSULTING ENGINEERS ALL RIGHTS RESERVED

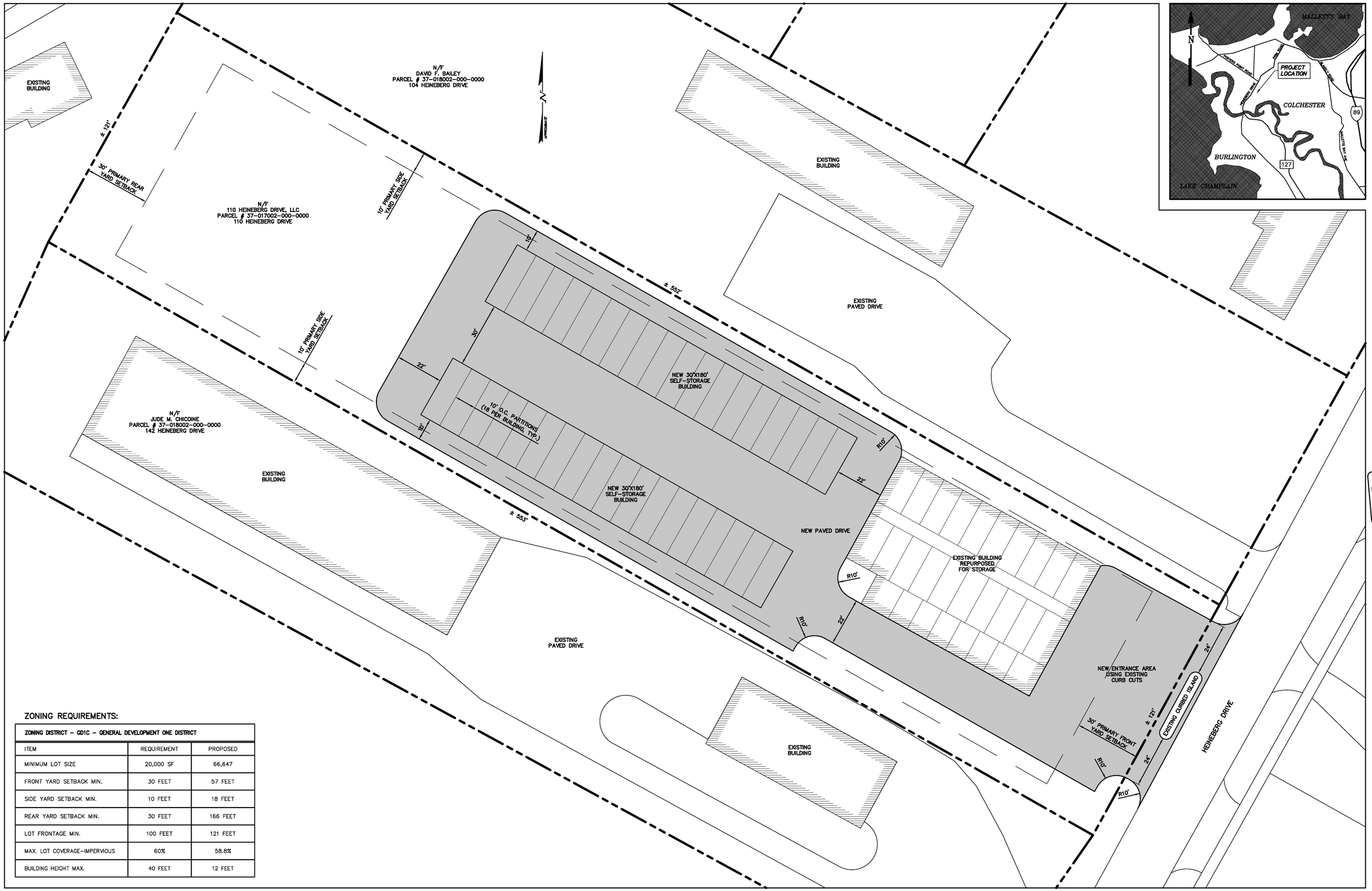
NOT FOR REVIEW
FOR CONSTRUCTION
DATE 01/17/19
Champlain Consulting ENGINEERS

110 HEINEBERG DRIVE
CONCEPTUAL SITE PLAN
OPTION A
COLCHESTER VERMONT

DRAWN	CCE
CHECKED	GJB
SCALE	1" = 20'
DATE	01/17/19
JOB NO.	19104
SHEET	C-1

OF 1 SHEETS

N:\sdsk\proj\19104\19104_LOTA.dwg Mon Mar 25 15:33:16 2019 CLL/MCL



ZONING REQUIREMENTS:

ZONING DISTRICT – GD1C – GENERAL DEVELOPMENT ONE DISTRICT		
ITEM	REQUIREMENT	PROPOSED
MINIMUM LOT SIZE	20,000 SF	66,647
FRONT YARD SETBACK MIN.	30 FEET	57 FEET
SIDE YARD SETBACK MIN.	10 FEET	18 FEET
REAR YARD SETBACK MIN.	30 FEET	166 FEET
LOT FRONTAGE MIN.	100 FEET	121 FEET
MAX. LOT COVERAGE–IMPERVIOUS	60%	58.8%
BUILDING HEIGHT MAX.	40 FEET	12 FEET

1 C-1 CONCEPTUAL SITE PLAN

SCALE 1" = 20'

Graphic Scale

20 0 20 40 60 80 feet

THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITIES SHOWN ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 1-888-344-7233 BEFORE COMMENCING ANY WORK AND SHALL PRESERVE EXISTING UTILITIES WHICH ARE NOT PART OF THE DEMOLITION PLAN.

REVISION DATE & DESCRIPTION	BY

Champlain Consulting ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 863-8060 - 864-1878 FAX

COPYRIGHT © 2019 CHAMPLAIN CONSULTING ENGINEERS ALL RIGHTS RESERVED

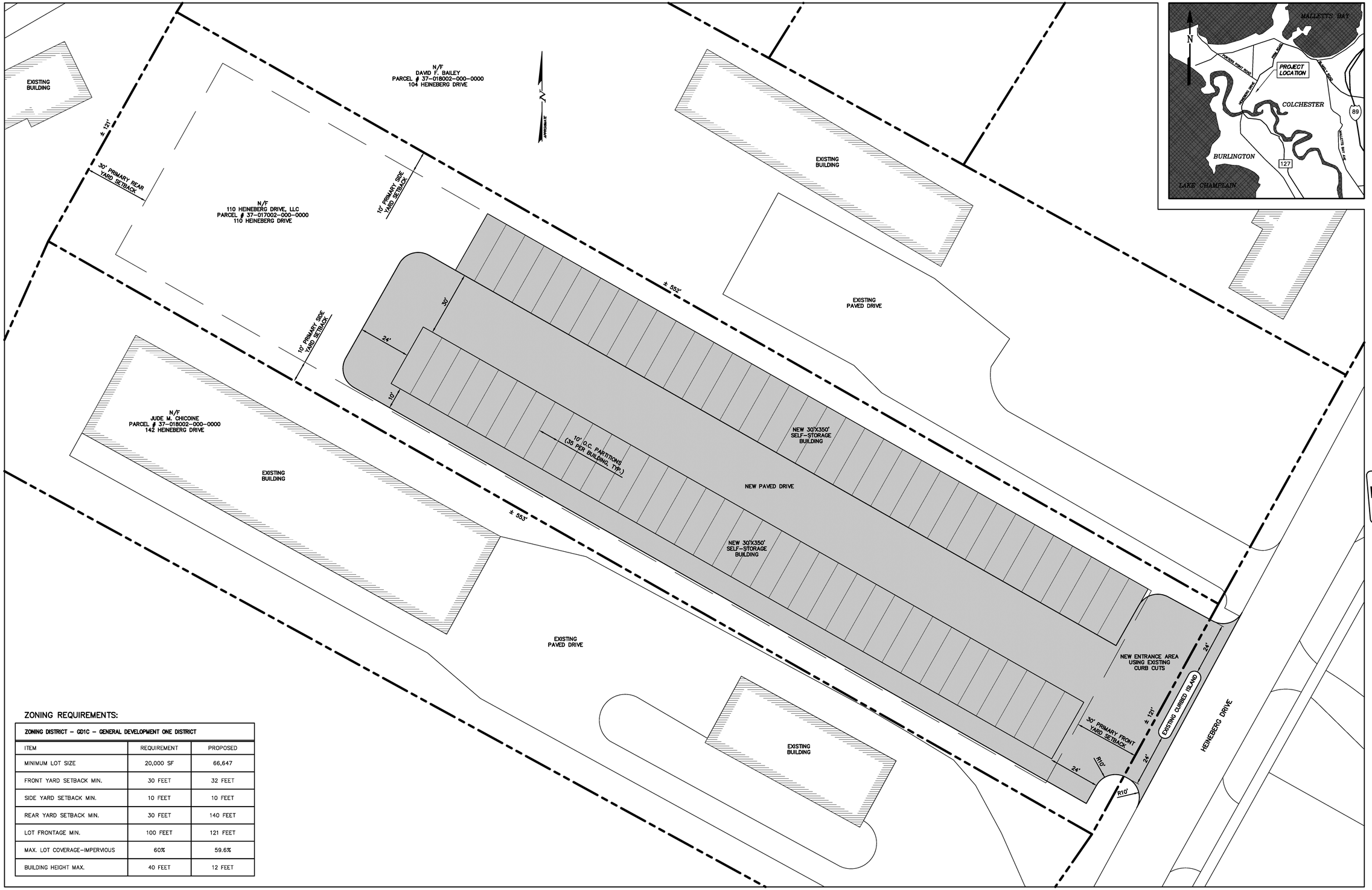
NOT FOR REVIEW
FOR CONSTRUCTION
DATE 01/17/19
Champlain Consulting ENGINEERS

110 HEINEBERG DRIVE
CONCEPTUAL SITE PLAN
OPTION B
COLCHESTER VERMONT

DRAWN	CCE
CHECKED	GJB
SCALE	1" = 20'
DATE	01/17/19
JOB NO.	19104
SHEET	C-1

OF 1 SHEETS

\\xsk\proj\19104\19104_C01d.dwg Mon Mar 25 15:33:24 2019 CCE/MCL



ZONING REQUIREMENTS:

ZONING DISTRICT – GD1C – GENERAL DEVELOPMENT ONE DISTRICT		
ITEM	REQUIREMENT	PROPOSED
MINIMUM LOT SIZE	20,000 SF	66,647
FRONT YARD SETBACK MIN.	30 FEET	32 FEET
SIDE YARD SETBACK MIN.	10 FEET	10 FEET
REAR YARD SETBACK MIN.	30 FEET	140 FEET
LOT FRONTAGE MIN.	100 FEET	121 FEET
MAX. LOT COVERAGE–IMPERVIOUS	60%	59.6%
BUILDING HEIGHT MAX.	40 FEET	12 FEET

1 / C-1 CONCEPTUAL SITE PLAN

SCALE 1" = 20'

Graphic Scale

20 0 20 40 60 80 feet

THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITIES SHOWN ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 1-888-344-7233 BEFORE COMMENCING ANY WORK AND SHALL PRESERVE EXISTING UTILITIES WHICH ARE NOT PART OF THE DEMOLITION PLAN.

REVISION DATE & DESCRIPTION	BY

Champlain Consulting ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 863-8060 - 864-1878 FAX

COPYRIGHT © 2019 CHAMPLAIN CONSULTING ENGINEERS ALL RIGHTS RESERVED

FOR REVIEW NOT FOR CONSTRUCTION
DATE: 01/17/19
Champlain Consulting ENGINEERS

110 HEINEBERG DRIVE
CONCEPTUAL SITE PLAN
OPTION C

COLCHESTER VERMONT

DRAWN	CCE
CHECKED	GJB
SCALE	1" = 20'
DATE	01/17/19
JOB NO.	19104
SHEET	C-1

OF 1 SHEETS