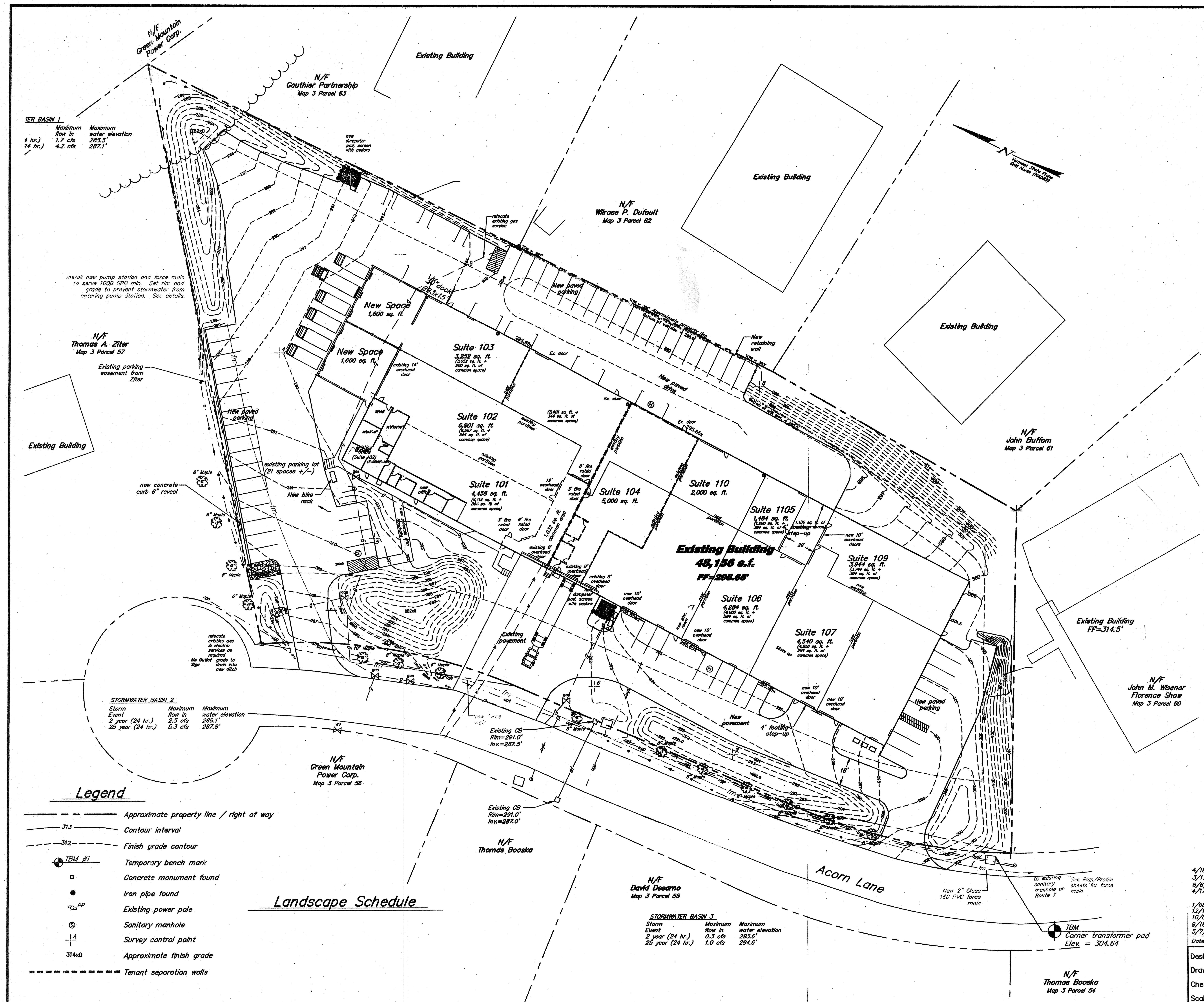


TER BASIN 1		
	Maximum flow in	Maximum water elevation
(24 hr.)	1.7 cfs	285.5'
(24 hr.)	4.2 cfs	287.1'

STORMWATER BASIN 2		
Storm Event	Maximum flow in	Maximum water elevation
2 year (24 hr.)	2.5 cfs	286.1'
25 year (24 hr.)	5.3 cfs	287.8'

STORMWATER BASIN 3		
Storm Event	Maximum flow in	Maximum water elevation
2 year (24 hr.)	0.3 cfs	293.6'
25 year (24 hr.)	1.0 cfs	294.6'

Legend

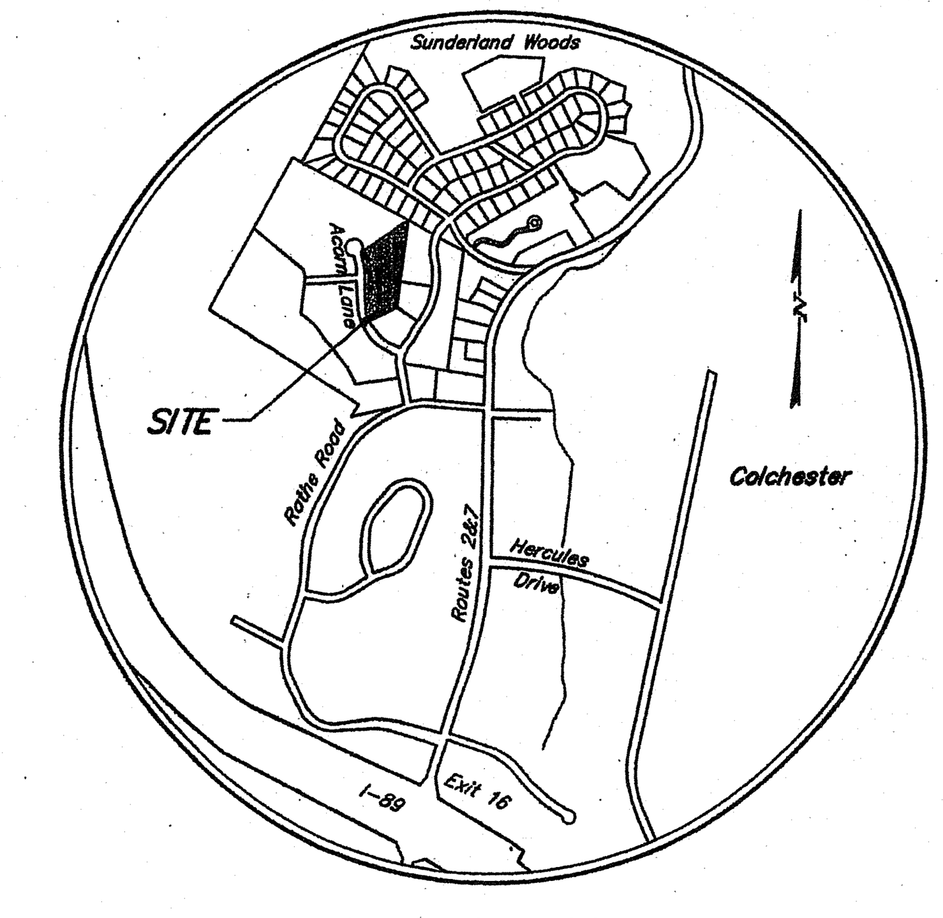
- Approximate property line / right of way
- 313 Contour interval
- 312 Finish grade contour
- TBM #1 Temporary bench mark
- Concrete monument found
- Iron pipe found
- PP Existing power pole
- Sanitary manhole
- Survey control point
- 314x0 Approximate finish grade
- Tenant separation walls

Landscape Schedule

BAR SCALE 1" = 30'

0' 15' 30' 60' 90' 120' 150'

FOR PERMIT REVIEW



Location Map

N.T.S.

Planning and Zoning Information

Area: 3.44 acres

Zoned: Industrial

Existing building is served by municipal water. The existing on-site wastewater disposal system will be replaced by a new pump station and force main to connect to municipal sewer.

Existing Lot Coverage:

48,156 s.f. Building = $\frac{48{,}156\ sf.}{150{,}091\ sf.}$ = 32.1%

Parking & Roads = $\frac{14{,}869\ sf.}{150{,}091\ sf.}$ = 9.9%

Total Coverage = $\frac{48{,}156\ sf. + 14{,}869\ sf.}{150{,}091\ sf.}$ = 42.0%

Proposed Lot Coverage:

New Parking & Roads = $\frac{53{,}886\ sf.}{150{,}091\ sf.}$ = 35.9%

New Additions = $\frac{8{,}466\ sf.}{150{,}091\ sf.}$ = 5.6%

Proposed Total Coverage:

Total Coverage = $\frac{48{,}156\ sf. + 53{,}886\ sf. + 8{,}466\ sf.}{150{,}091\ sf.}$ = 73.6%

Front Yard Coverage = $\frac{9{,}838}{23{,}400}$ = 42.0%

Parking:

Required Parking:
Assume an average office space area to be 12% of total floor space
Office area = 6,795 s.f.
Warehouse area = 49,827 s.f.
Parking for office = (6,795/200) = 34
Warehouse parking = (49,827/1,700) = 30
Total parking required = 64 spaces
Parking provided = 65 spaces (incl. 3 HC)

Estimated Number of Employees (warehouse use):

	Area	Employees
Suite 101	4,458 sq. ft.	5
Suite 102	6,901 sq. ft.	6
Suite 103	3,252 sq. ft.	4
Suite 1035	3,745 sq. ft.	4
Suite 104	2,875 sq. ft.	3
Suite 1045	2,125 sq. ft.	2
Suite 105	5,000 sq. ft.	5
Suite 106	4,284 sq. ft.	4
Suite 107	4,540 sq. ft.	5
Suite 108	4,000 sq. ft.	4
Suite 109	4,028 sq. ft.	4
Suite 110	2,000 sq. ft.	2
Suite 1105	1,484 sq. ft.	2
Suite 111	3,683 sq. ft.	4
Suite 112	4,247 sq. ft.	4
Total	56,622 sq. ft.	58

Note:
The partition walls shown for Suites 105 through 110 and 114 and 115 are conceptual and will be altered as needed by the Owner.

Traffic Impacts

Estimated trip generation based on the Institute of Traffic Engineers Trip Generation Manual (6th edition)
Land Use #110, General Light Industrial, based on employees:
Peak Hour Trips = 58 * .51 = 30 VTE
Average Daily Trip Ends = 58 * 3.02 = 175 VTE

Water Supply and Wastewater Disposal Design Flows

Basic design flow = 15 GPD/employee * 58 employees = 870 GPD
Domestic Water Supply Design Flow = 870 GPD * 0.9 (reduction for watersaving fixtures) = 783 GPD
Wastewater Design Flow = 870 GPD * 0.80 (reduction for connection to municipal system) = 696 GPD
304 GPD to be reserved for future use.

Date revised	Description	Checked	Date
4/18/07	remove canopy loading area	DMR	4/18/07
3/17/04	divided units 104 & 110	IAJ	3/17/04
6/6/03	revised partitions	IAJ	6/6/03
4/17/03	gravel base at southeasternly corner building, grading at loading dock, no outlet sign	IAJ	4/17/03
1/08/03	revised drainage	IAJ	1/08/03
12/11/02	revised drainage	IAJ	12/11/02
10/02/02	revised landscaping	IAJ	10/02/02
9/18/02	grading, interior, force main, parking, misc.	IAJ	9/18/02
5/7/02	parking	IAJ	5/7/02

Design: IAJ
Drawn: FMP
Checked:
Scale: 1"=30'
Date: April 24, 2002
Project: 01143

Site Plan

Colchester One
156 Acorn Lane

Acorn Lane — Colchester, Vermont

KREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446

File name: acornsite3s2a.dwg
Printing date:

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