

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 = 48,156 sq. ft. / 150,091 sq. ft. = 32.1%
 Parking & Roads = 14,869 sq. ft. / 150,091 sq. ft. = 9.9%
 Total Coverage = 48,156 sq. ft. + 14,869 sq. ft. / 150,091 sq. ft. = 42.0%

Proposed Lot Coverage:
 New Parking & Roads = 53,886 sq. ft. / 150,091 sq. ft. = 35.9%
 New Additions = 8,466 sq. ft. / 150,091 sq. ft. = 5.6%

Proposed Total Coverage:
 Total Coverage = 48,156 sq. ft. + 53,886 sq. ft. + 8,466 sq. ft. / 150,091 sq. ft. = 73.6%
 Front Yard Coverage = 8,466 sq. ft. / 23,400 sq. ft. = 36.2%

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	5
Suite 102	6
Suite 103	4
Suite 1035	4
Suite 104	3
Suite 1045	2
Suite 105	5
Suite 106	4
Suite 107	5
Suite 108	4
Suite 109	4
Suite 110	2
Suite 1105	2
Suite 111	4
Suite 112	4
Total	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

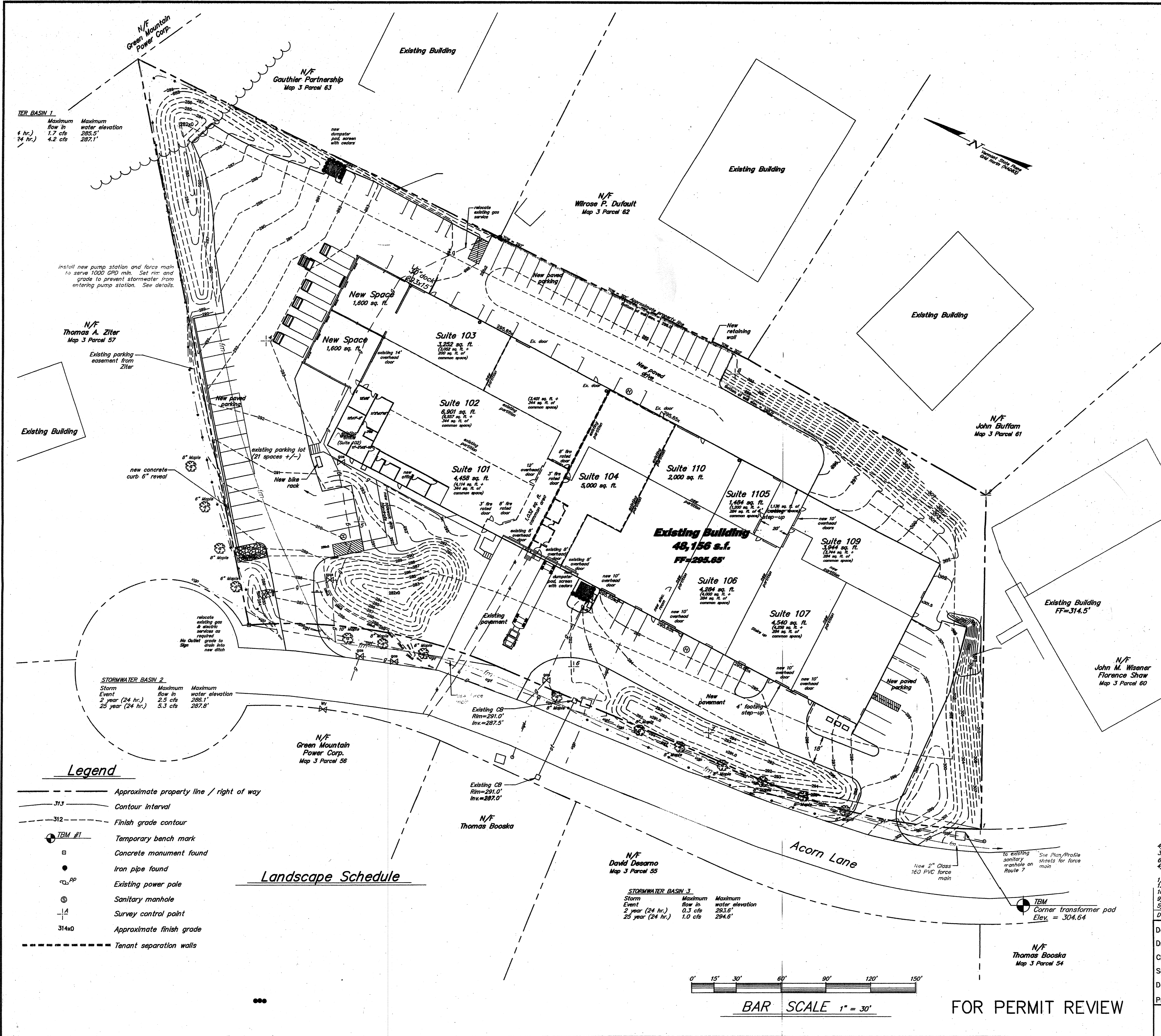
Estimated trip generation based on the Institute of Traffic Engineers Trip Generation Manual (6th edition)
 Land Use #110, General Light Industrial, based on employees:
 Peak Hour Trips = 58 * .51 = 30 VTE
 Average Daily Trip Ends = 58 * 3.02 = 175 VTE

Water Supply and Wastewater Disposal 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
6/8/03	revised partitions	IAJ	6/8/03
4/17/03	gravel base at southeastern 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
10/03/02	grading, interior, force main, parking, misc.	IAJ	10/03/02
9/18/02	grading, interior, force main, parking, misc.	IAJ	9/18/02
5/7/02	parking	IAJ	5/7/02

Design	IAJ	<h3>Site Plan</h3> <h2>Colchester One</h2> <h2>156 Acorn Lane</h2>
Drawn	FMP	
Checked		
Scale	1"=30'	
Date	April 24, 2002	
Project	01143	Acorn Lane Colchester, Vermont
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446		1



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

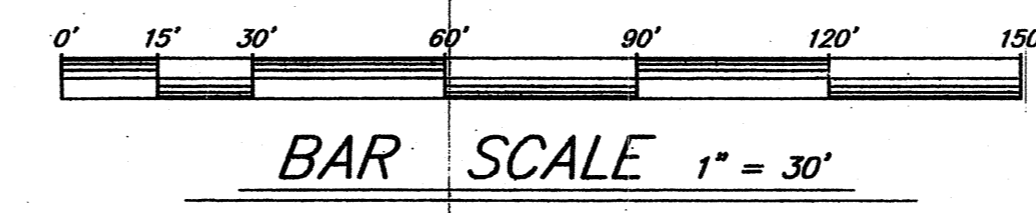
install new pump station and force main to serve 1000 GPD min. Set rim and grade to prevent stormwater from entering pump station. See details.

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

STORMWATER BASIN 3
 Storm Event 2 year (24 hr.) 0.3 cfs
 Maximum flow in 0.3 cfs
 Maximum water elevation 283.6'
 25 year (24 hr.) 1.0 cfs 294.6'

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

Landscape Schedule



FOR PERMIT REVIEW