

CHARLOTTE PLANNING COMMISSION & ZONING BOARD OF ADJUSTMENT (ZBA)
MEETING AGENDA
Wednesday May 27, 2020

*For information please call the Planning and Zoning Office at 425-3533.
Application materials are available online at www.charlottevt.org.*

To join the **Zoom Meeting**, please click on the following link to join the meeting online:
<https://us02web.zoom.us/j/81832591405>

Otherwise, you may login to your own Zoom account and enter the following details:

Join by phone at this number: 1-929-205-6099

Meeting ID: 818 3259 1405

Wednesday 27 May 2020

5:00 PM *Site Visit to 735 Ferry Road (in-vehicle)*

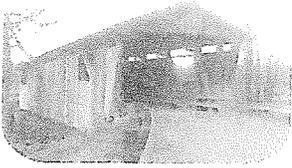
7:30 PM **PC-20-22-SP Bullrock-Moses** – Site Plan Review in tandem with a Conditional Use Review with the ZBA for the property located at 735 Ferry Road. Further information on the Site Plan Review is available at: <https://is.gd/hh5btE>

All times are approximate

NOTICE: TO APPEAL ANY DECISION OF THE PLANNING COMMISSION, INTERESTED PARTIES MUST PARTICIPATE IN THE REGULATORY PROCEEDING (24 V.S.A. SECTION 4471)

Planning Commissioners: Peter Joslin (Chair); Charlie Pughe (Vice Chair), Marty Illick, Gerald Bouchard, Shawn Coyle, and Bill Stuono; **Staff:** Daryl Arminius, Planner; Lynn Monty, Recording Secretary.

Zoning Board of Adjustment: Frank Tenney (Chair), Stuart Bennett, Jonathan Fisher, Lane Morrison, and Mathew Zucker; **Staff:** Daniel O. Morgan, Zoning Administrator;



Charlotte Planning & Zoning
 PO Box 119 / 159 Ferry Road
 Charlotte, VT. 05445
 Phone (802)425-3533
 Fax: (802)425-4241

Planning & Zoning Permit Application

Use for ALL Planning & Zoning Permit Applications. See relevant Checklist and Questionnaire for specific requirements.

Project Location: 735 Ferry Road Date: 3/17/20

Property Owner: Charlotte Ferry Properties Applicant: Bullrock Corp

Postal Address: 145 Pine Haven Shores Rd Postal Address: 145 Pine Haven Shores Rd
Suite 1150 Suite 1150

City, ST, Zip: Shelburne, VT 05482 City, ST, Zip: Shelburne, VT 05482

Phone #: 802-985-1460 Phone #: 802-985-1460

E-mail: doug@bullrockcorp.com E-mail: doug@bullrockcorp.com

Signature: [Signature] Signature: [Signature]

I am the owner and certify all information on this form and additional forms are correct to the best of my ability. I Duly authorize the applicant (if needed) to act on my behalf for all matters pertaining to the permit process.

If authorized I certify all information on this form and additional forms are correct to the best of my ability.

Existing use of property: Abandoned School

Proposed use of property: warehouse with a contractors yard

Description of Proposed Project: 7,000 SF warehouse building with office space. Exterior land to be used as a contractors yard

Specific Property Information

District: CL/I Map: 04 Block: 02 Lot: 34-2 Parcel ID: 00061-0735 Lot Size: 6.01

- Within 30 days of submission, the permit application shall be reviewed for completeness, and if complete, will be processed administratively or referred to the proper Board for review.
- Decisions are subject to an appeal period. (15 days for administrative; 30 days for Board Decisions)
- If you require assistance completing this or other forms, visit or call the Planning & Zoning office.

Office Use Only: Date Received: / /

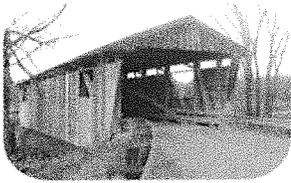
Type: Basic Conditional Use Variance Appeal Site Plan Sketch Plan Boundary

Check #: Amount Paid: Permit # Hearing Date: / /

Warning: Date Published / / Date Sent / / (Applicant, Neighbors)

Staff Report: / / Date Hearing Closed: / / 45 Day Deadline: / /

Ver



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Conditional Use Review Questionnaire

Use for all Zoning Permit Applications **Requiring** Zoning Board Conditional Use Approval

Property Owner: Charlotte Ferry Properties Project Location: 735 Ferry Rd Permit #: _____

1. Effect on community facilities and services that will result from the proposed development?

The existing use was a school. Proposed use will lessen the impact on community facilities

2. Character of the area affected. (design, location, scale, and intensity of the proposed development in relation to the character of adjoining and other properties likely to be affected by the proposed use?)

Proposed warehouse will mimic an agricultural barn. The warehouse will be oriented parallel to Ferry Rd to screen the contractor's yard

3. Traffic on roads and highways in the vicinity. (potential impact of traffic generated by the proposed development on the capacity, safety, efficiency, and maintenance of roads, highways, intersections, and bridges in the vicinity. A traffic impact assessment may be required.)

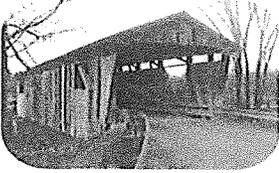
The traffic will be less than when the school was in operation

4. Bylaws in effect. Does proposed development conform to other municipal bylaws and ordinances currently in effect, including but not limited to road, water or wastewater ordinances?

Yes

5. The use of renewable energy resources. Will the proposed development interfere with the sustainable use of renewable energy resources by either diminishing their future availability on the subject parcel, or by interfering with neighboring property owners' access to such resources? (e.g., for solar or wind power)

Property currently has a 500 KW solar facility.



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Performance Standards Questionnaire

Use for all Zoning Permit Applications

Property Owner: Charlotte Ferry Properties Project Location: 735 Ferry Road Permit #: _____

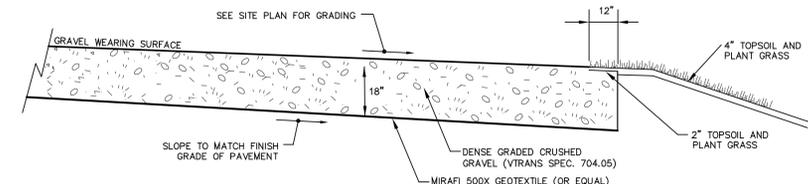
The Zoning Board Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance.

Will the proposed development cause or result in:

- (1) noise in excess of 70 decibels, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area; or within the Commercial/ Light Industrial District, noise in excess of 75 decibels; No
- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments; No
- (3) smoke, dust, noxious gases, or other forms of air pollution which constitute a nuisance or threat to neighboring landowners, businesses or residents; which endanger or adversely affect public health, safety or welfare; which cause damage to property or vegetation; or which are offensive and uncharacteristic of the affected area; No
- (4) releases of heat, cold, moisture, mist, fog or condensation which are detrimental to neighboring properties and uses, or the public health, safety, and welfare; No
- (5) electromagnetic disturbances or electronic transmissions or signals which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which are otherwise detrimental to public health, safety and welfare, except from facilities which are specifically licensed and regulated through the Federal Communications Commission (FCC). No
- (6) glare, lumen, light or reflection which constitutes a nuisance to other property owners or tenants, which impairs the vision of motor vehicle operators, or which is otherwise detrimental to public health safety and welfare; No
- (7) liquid or solid waste or refuse which cannot be disposed of by available methods without undue burden to municipal or public disposal facilities, which pollutes surface or ground waters, or which is otherwise detrimental to public health, safety and welfare; or No
- (8) undue fire, safety, explosive, radioactive emission or other hazard which endangers the public, public facilities, or neighboring properties, or which results in a significantly increased burden on municipal facilities and services No

GENERAL CONSTRUCTION SPECIFICATIONS

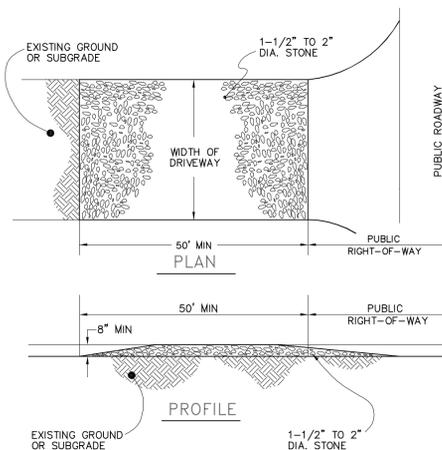
- ALL WORK AND MATERIALS SHALL BE APPROVED BY AND IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE TOWN OF CHARLOTTE PUBLIC WORKS SPECIFICATIONS AND THESE PLANS.
- THE CONTRACTOR SHALL CONTACT ALL UTILITIES BEFORE EXCAVATION TO VERIFY THE LOCATION OF ANY UNDERGROUND LINES. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS AS NEEDED TO DETERMINE THE ACTUAL LOCATION OF THE EXISTING PRIVATE UTILITIES WITHIN THE LIMITS OF THE PROPOSED WORK.
- UTILITIES INFORMATION SHOWN HEREON WERE OBTAINED FROM LIMITED FIELD SURVEYS AND AVAILABLE SOURCES SUCH AS PRIOR SITE PLANS AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT AND STRUCTURES NECESSARY TO CONSTRUCT THIS PROJECT UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, DEBRIS AND TRASH FROM THE SITE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A HAZARD OR A SAFETY HAZARD WHERE AND WHEN DEEMED NECESSARY BY THE OWNER. THE CONTRACTOR SHALL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE OR SWEEP ASPHALT ROADS WITH A POWER BROOM AS DUST CONTROL.
- THE CONTRACTOR SHALL ERECT TEMPORARY CONSTRUCTION SIGNS IN ACCORDANCE WITH THE MUTCD AND TOWN REQUIREMENTS. ADDITIONAL TEMPORARY CONSTRUCTION SIGNS SHALL BE IN PLACE WHILE ANY WORK IS UNDERWAY WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL PROVIDE FLAGGERS FOR TRAFFIC CONTROL AT ALL TIMES THAT WORK IS UNDERWAY ON THE SHOULDER OR WITHIN THE PAVED PORTION OF THE PUBLIC RIGHT OF WAY.
- ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- THE HORIZONTAL AND VERTICAL SEPARATION FOR SEWER, STORM AND WATER LINES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE VERMONT ENVIRONMENTAL REGULATIONS AND THE VERMONT WATER SUPPLY RULES.
- HEALTHY EXISTING TREES, AS SHOWN ON AND ADJACENT TO THE SITE SHALL BE PROTECTED BY THE CONTRACTOR.
- ALL FILL SHALL BE PLACED IN 6 INCH LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.
- AT COMPLETION OF GRADING, SLOPES, DITCHES AND ALL DISTURBED AREAS SHALL BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.



- NOTES:
- IN ALL AREAS WHERE UNSTABLE/UNSATURABLE SUBGRADE SOILS ARE PRESENT, THE SUBGRADE SHALL BE OVER-EXCAVATED TO REMOVE THE UNSUITABLE MATERIAL AND BACKFILLED WITH SAND BORROW OR SELECT NATIVE MATERIAL.
 - SUBGRADE SOIL AND NEW SUBBASE GRAVEL SHALL BE ADEQUATELY COMPACTED IN LIFTS TO NOT LESS THAN 95% OF THE OPTIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D698).
 - THE SUBGRADE SHALL BE SLOPED TO DAYLIGHT THE SUBBASE MATERIAL WHEREVER POSSIBLE.

TYPICAL GRAVEL DRIVE & PARKING AREA CROSS SECTION

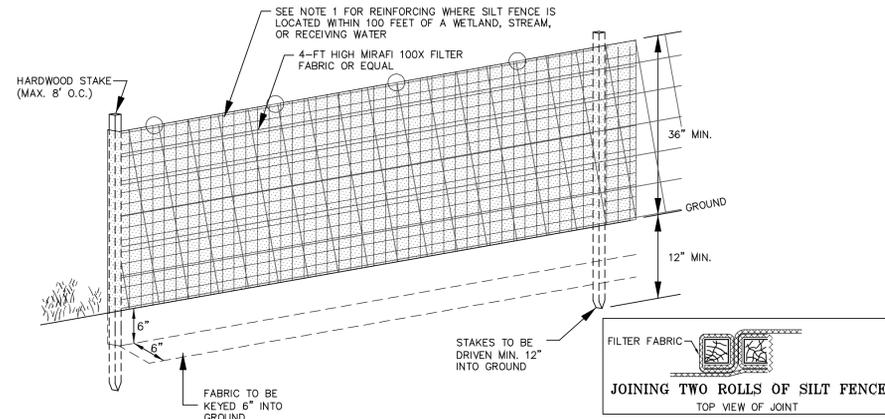
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- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
 - THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECESSARY TO CONTROL DUST DURING THE SUMMER.
 - PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY.

STABILIZED CONSTRUCTION EXIT

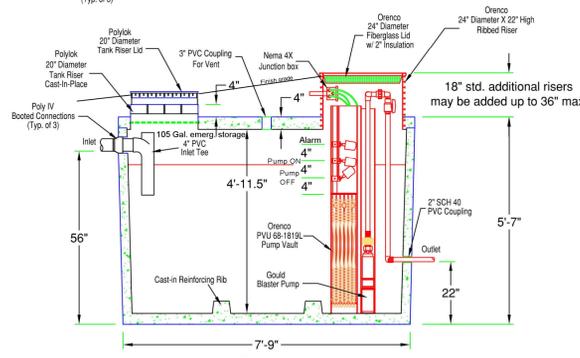
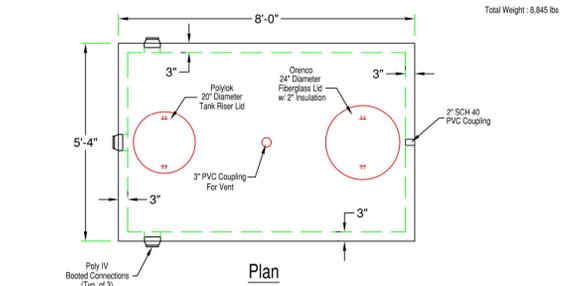
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- NOTES:
- SILT FENCE INSTALLED WITHIN 100 FEET OF A WETLAND, STREAM, OR RECEIVING WATER SHALL BE REINFORCED WITH WOVEN WIRE FENCE (MIN. 14 GAUGE WIRE WITH 6\"/>
 - USE ONLY MANUAL METHODS OF INSTALLATION AND CLEANING WITHIN WETLAND AND BUFFER ZONE.
 - PRIOR TO BEGINNING OF CONSTRUCTION OR EARTHMOVING, THE CONTRACTOR SHALL INSTALL A CONTINUOUS SILT FENCE AT THE LIMIT OF DISTURBANCE SHOWN ON THE SITE PLAN.
 - FROZEN MATERIAL SHALL NOT BE USED TO KEY IN THE BOTTOM OF THE SILT FENCE. IF NECESSARY, GRANULAR BORROW SHALL BE USED BY THE CONTRACTOR TO KEY IN THE SILT FENCE RATHER THAN FROZEN NATIVE MATERIAL.
 - THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF TOPSOIL STOCKPILES AND AT OTHER LOCATIONS AS NEEDED.

TEMPORARY SILT FENCE

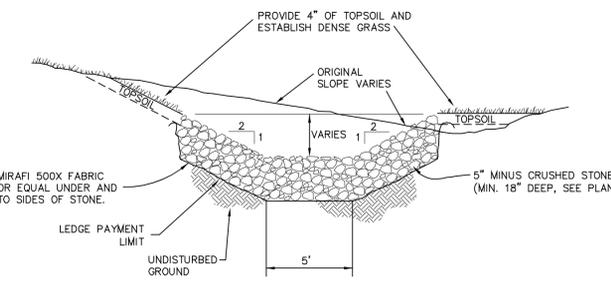
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1,000 GALLON SEPTIC/PUMP STATION (STEP) TANK

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- NOTES:
- THE TANK SHALL BE SET ON 6\"/>
 - ALL PENETRATIONS SHALL BE WATERTIGHT.
 - CONCRETE MIN. STRENGTH OF 5,000 PSI AT 28 DAYS.
 - A MINIMUM OF 105 GALLONS OF EMERGENCY STORAGE ABOVE THE ALARM FLOAT AND BELOW THE INLET PIPE SHALL BE PROVIDED.
 - ALARM FLOAT SHALL BE SET 2\"/>
 - PROVIDE VENT 24\"/>



TYPICAL STONE SPILLWAY

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EROSION PREVENTION AND SEDIMENT CONTROL PERMIT REQUIREMENTS

PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL OBTAIN CO-PERMITTEE COVERAGE UNDER GENERAL PERMIT 3-9020 WHICH REGULATES STORMWATER RUNOFF FROM CONSTRUCTION SITES.

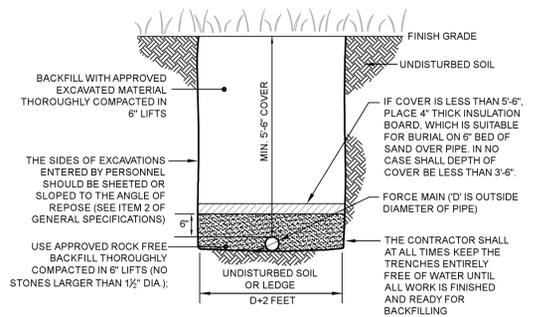
THIS PROJECT QUALIFIES AS HAVING A LOW RISK FOR IMPACTS TO WATER QUALITY, BASED UPON THE FOLLOWING:

- LESS THAN 2 ACRES WILL BE DISTURBED AT ANY TIME
- A MAXIMUM OF 21 CONSECUTIVE DAYS BEFORE DISTURBED EARTH IS TEMPORARILY OR PERMANENTLY STABILIZED.

THESE CRITERIA FORM THE BASIS FOR THE LOW RISK DETERMINATION. ANY CHANGES TO THESE CRITERIA REQUIRE THAT THE RISK ANALYSIS BE RE-EVALUATED TO DETERMINE IF THE POTENTIAL RISK TO WATER QUALITY, AND THE RELATED PERMITTING REQUIREMENTS, HAVE CHANGED.

THE CONTRACTOR SHALL REFER TO THE LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES TO BE IMPLEMENTED ON THE SITE. AT A MINIMUM, THESE SHALL INCLUDE:

- MARKING THE LIMITS OF DISTURBANCE TO PRESERVE EXISTING VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION
- LIMITING THE DISTURBED AREA TO THAT WHICH IS ACTIVELY BEING WORKED
- INSTALLATION OF A STABILIZED CONSTRUCTION EXIT
- INSTALLATION OF SILT FENCE ALONG THE DOWNSLOPE PERIMETER OF THE DISTURBED AREA AND AROUND SOIL STOCKPILES
- PLACEMENT OF EROSION MATTING IN CHANNELS, ON ALL SLOPES 3H:1V OR STEEPER, AND MULCHING ALL OTHER DISTURBED AREAS
- SWEEPING PAVED AREAS TO REMOVE SEDIMENT



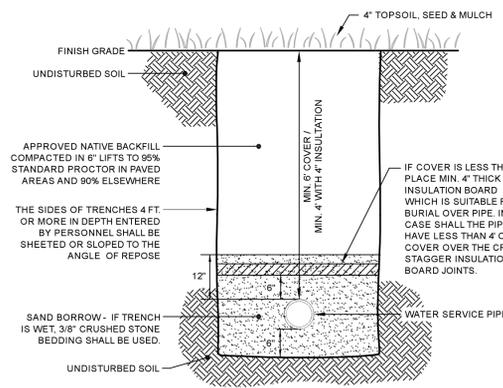
FORCE MAIN SPECIFICATIONS

- USE 2\"/>
 - FORCE MAIN TESTING:** THE CONTRACTOR SHALL FURNISH ALL FACILITIES AND PERSONNEL FOR CONDUCTING THE FOLLOWING TEST. THE PVC FORCE MAIN SHALL BE FILLED WITH WATER AND TESTED BY THE CONTRACTOR TO A MINIMUM PRESSURE OF 50 PSI AT THE HIGHEST POINT ALONG THE FORCE MAIN FOR TWO HOURS AND THE PRESSURE SHALL NOT VARY MORE THAN 5 PSI. THE NEW LINES SHALL NOT BE ACCEPTED IF THE LEAKAGE DURING THE TWO-HOUR TEST IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{ND \times P}{7,400}$$
 WHERE L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR
 N = THE NUMBER OF JOINTS IN THE LENGTH OF PIPELINE TESTED
 D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES
 P = THE AVERAGE TEST PRESSURE MEASURED IN LBS/SQ IN
- LEAKAGE IS DEFINED AS THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE TO MAINTAIN THE PRESSURE OF 50 PSI. THE CONTRACTOR SHALL AT ONCE LOCATE ANY LEAKS AND ACHIEVE THE ACCEPTABLE LIMIT AT NO EXTRA CHARGE TO THE OWNER.

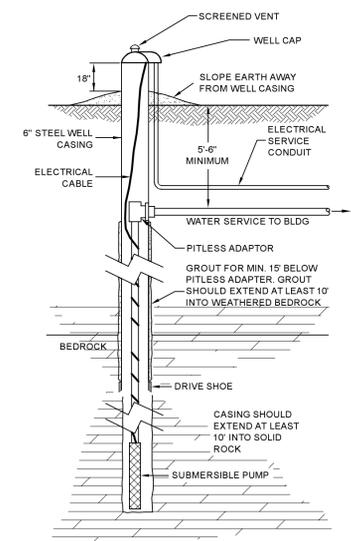
FORCEMAIN TRENCH DETAIL

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WATER TRENCH DETAIL

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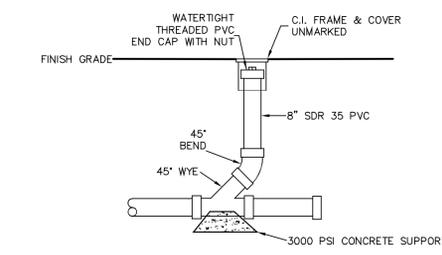


WATER SUPPLY SPECIFICATIONS

- THE WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VERMONT WATER SUPPLY RULE, PART 11 - SMALL SCALE WATER SUPPLY SYSTEMS
- DATA FOR DRILLED WELL FOR A 7-EMPLOYEE OFFICE:
 - AVERAGE DAY DEMAND (DESIGN FLOW) = 105 GPD
 - MAXIMUM DAY DEMAND = 105 GPM / 720 MIN = 0.15 GAL
 - INSTANTANEOUS PEAK DEMAND = 5 GPM
 - PUMP CAPACITY = 5 GPM
 - OPERATING PRESSURE = 30 TO 60 PSI
 - STORAGE - TO BE DETERMINED BASED ON WELL YIELD
- THE PROPOSED WELL LOCATION HAS BEEN SELECTED ONLY ON THE BASIS OF REQUIRED ISOLATION DISTANCES. NO HYDROGEOLOGIC INFORMATION WAS GATHERED OR ANALYZED TO ESTABLISH THAT THIS LOCATION WILL SUPPLY POTABLE WATER OF SUFFICIENT QUALITY AND QUANTITY.

DRILLED WELL DETAIL

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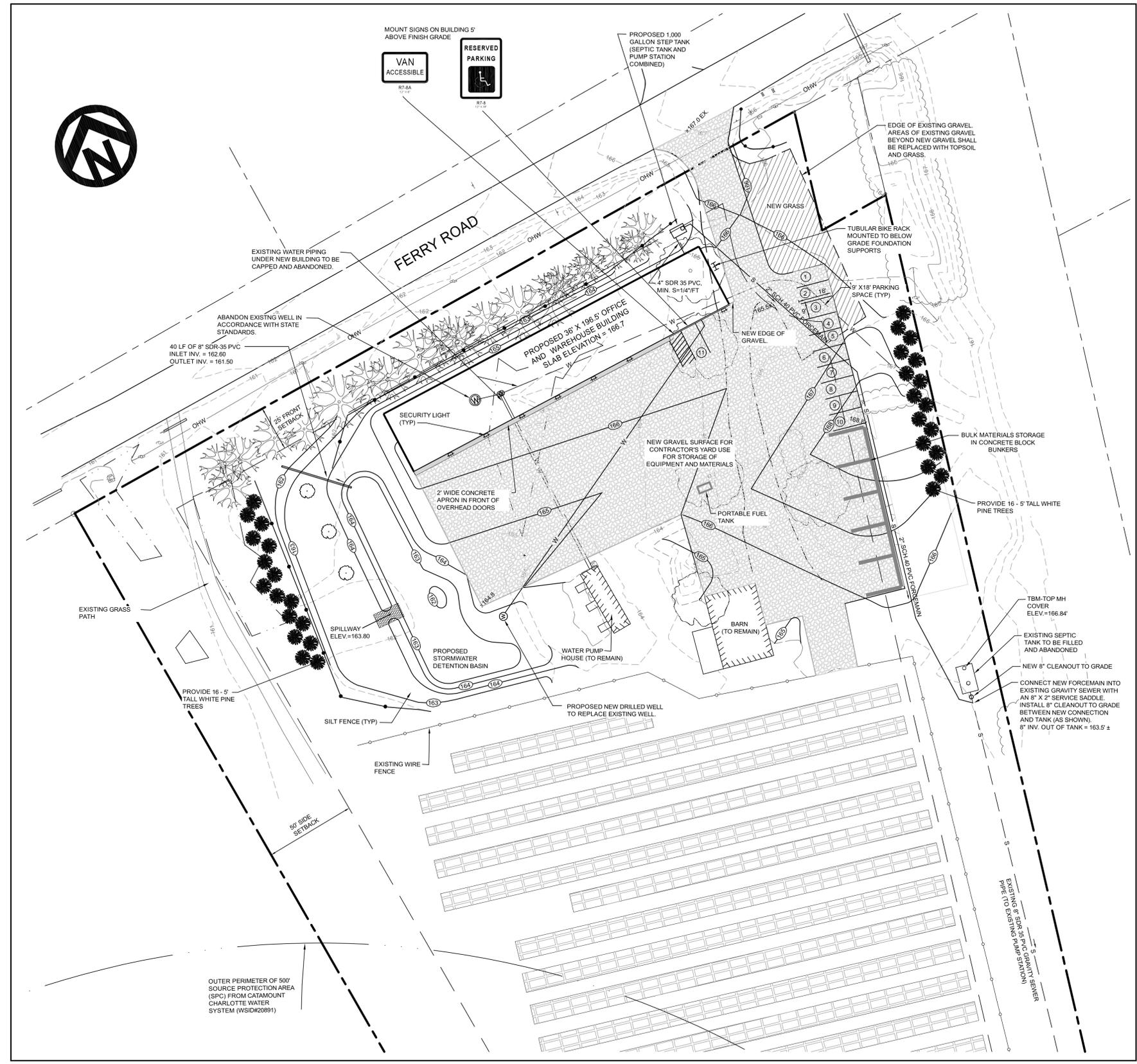
SEWER CLEANOUT

NTS

Date	Revision	By
These plans shall only be used for the purpose shown below:		
<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review	
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction	
<input checked="" type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing	
Project No. 18010		
Charlotte Ferry Properties, LLC		
735 Ferry Road, Charlotte, VT		
Warehouse Facility and Contractor's Yard - PUD		
SITWORK DETAILS AND SPECIFICATIONS		
Drawn: DJG		
Checked: ABR		
Date: 01-10-20		
Scale: AS SHOWN		
Sheet number: 2 of 2		

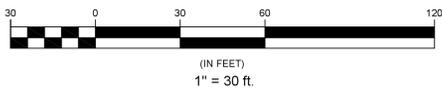


LD Lamoureux & Dickinson
 Consulting Engineers, Inc.
 14 Morse Drive, Essex, VT 05452
 802-878-4450 www.LDengineering.com



SITE PLAN

GRAPHIC SCALE

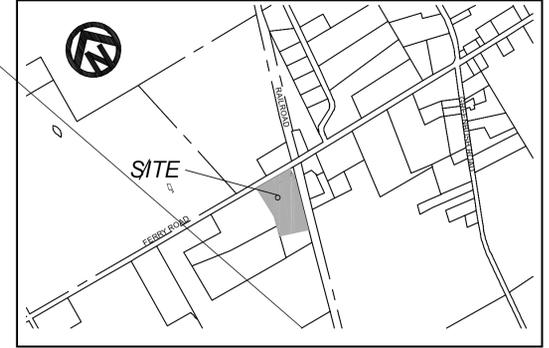


UTILITIES INFORMATION SHOWN ON THIS PLAN WERE OBTAINED FROM THE BEST AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN.

Legend

- PROJECT PROPERTY LINE
- BUILDING SETBACK
- EXISTING SURFACE CONTOUR
- OHW
- EXISTING UTILITY POLE/OVERHEAD WIRES
- PROPOSED FINISH CONTOUR
- SEWER LINE
- PROPOSED WATER SERVICE
- SILT FENCE
- CLASS 3 WETLAND
- EXISTING SOLAR PANELS

THE CONTRACTOR SHALL NOTIFY DIG SAFE® AT 811 PRIOR TO ANY EXCAVATION.



LOCATION PLAN



PARCEL PLAN
1"=200'

PARCEL DATA

PARCEL SPAN NUMBER: 138-043-10573
 PARCEL ID: 00061-0735
 TOTAL PROJECT AREA: 6.01 ACRES
 ZONING DISTRICT: COMMERCIAL/LIGHT INDUST. (C/LI)
 UTILITIES: ON-SITE WATER OFF-SITE WASTEWATER

ZONING DATA

	REQUIRED C/LI	PROPOSED
ZONING DISTRICT (NON RESIDENTIAL)	1 ACRE	> 1 ACRE
MINIMUM LOT SIZE	200 FT	453 FT
FRONT SETBACK	25 FT MIN.	> 25 FT
SIDE YARD SETBACK	50 FT MIN.	> 50 FT MIN.
REAR YARD SETBACK	50 FT MIN.	> 50 FT MIN.
MAX. HEIGHT	35 FT	SEE ARCH. PLANS

COVERAGE DATA

	REGULATIONS	PROPOSED
MAX. BLDG. COVERAGE	25%	3.4% (8,978 SF BLDG / 6.01 ACRES)
MAX. LOT COVERAGE	40%	15.4% WITH BUILDINGS AND GRAVEL SURFACES (0.2 ACRES BLDG + 0.73 ACRES GRAVEL / 6.01 ACRES) 32 % WITH SOLAR PANELS, BLDGS, AND GRAVEL SURFACES (1.0 ACRE SOLAR + 0.20 ACRES BLDG + 0.73 ACRES GRAVEL = 1.93 ACRES / 6.01 ACRES)

* THE SURFACE OF THE SOLAR PANELS WAS USED TO CALCULATE LOT COVERAGE. HOWEVER, SINCE THE PANELS DO NOT REMOVE OR REPLACE THE PVIOUSLY VEGETATED SURFACE BENEATH THEM, L&D DOES NOT CONSIDER THE SOLAR PANELS TO BE IMPERVIOUS SURFACES. STORMWATER RUNOFF FROM THE PANELS CAN INFILTRATE INTO THE UNDERLYING SOILS. UNLIKE TYPICAL IMPERVIOUS SURFACES SUCH AS PARKING LOTS, SIDEWALKS, AND BUILDINGS, WHICH REPLACE PVIOUS SURFACES.

PARKING REQUIREMENTS

OFFICE USE (TABLE 3.1): 1 SPACE/300 SF OR 1,368 SF/1,000 SF/SPACE = 5 SPACES REQUIRED. SPACES PROVIDED: 5 SPACES INCLUDING 1 ACCESSIBLE VAN SPACE AGAINST BUILDING
 WAREHOUSE USE (TABLE 3.1): 1 SPACE/1,000 SF. OR 5,708 SF/1,000 SF/SPACE = 6 SPACES SPACES PROVIDED: 6 SPACES (NO EMPLOYEES ANTICIPATED IN WAREHOUSE)
 TOTAL SPACES PROVIDED = 11 SPACES (7 ANTICIPATED EMPLOYEES IN OFFICE)



SECURITY LIGHT DETAIL

APPLICANT/LANDOWNER:
 CHARLOTTE FERRY PROPERTIES, LLC
 145 PINE HAVEN SHORES ROAD
 SUITE 1150
 SHELBURNE, VT 05482

Date	Revision	By

These plans shall only be used for the purpose shown below:

<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction
<input checked="" type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing

Project No. 18010
Survey MJB/OTHERS
Design DJG
Drawn DJG
Checked ABR
Date 01-29-20
Scale AS SHOWN
Sheet number 1 of 2

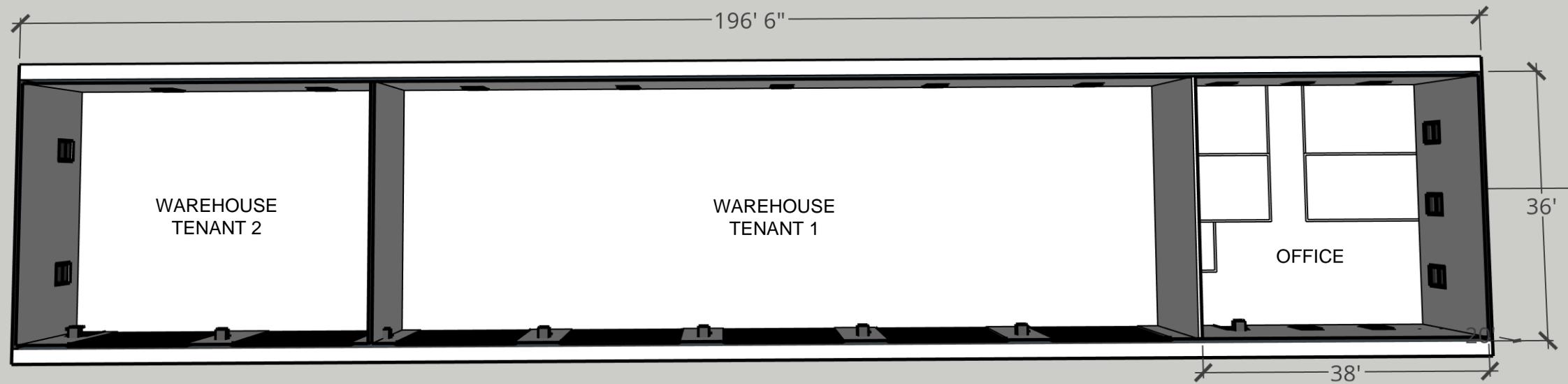
CHARLOTTE FERRY PROPERTIES, LLC
 735 FERRY ROAD, CHARLOTTE, VT

Warehouse Facility and Contractor's Yard - PUD
SITE & UTILITIES PLAN

Lamoureux & Dickinson
 Consulting Engineers, Inc.
 14 Morse Drive, Essex, VT 05452
 802-878-4450 www.LDEngineering.com

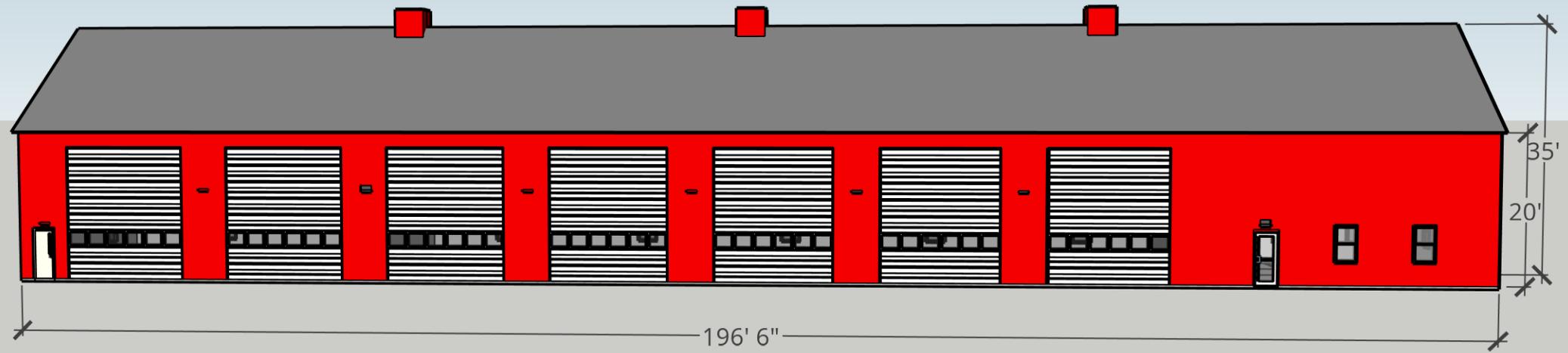
FLOOR PLAN
7,074 SF

735 Ferry Road
Charlotte, VT 05445



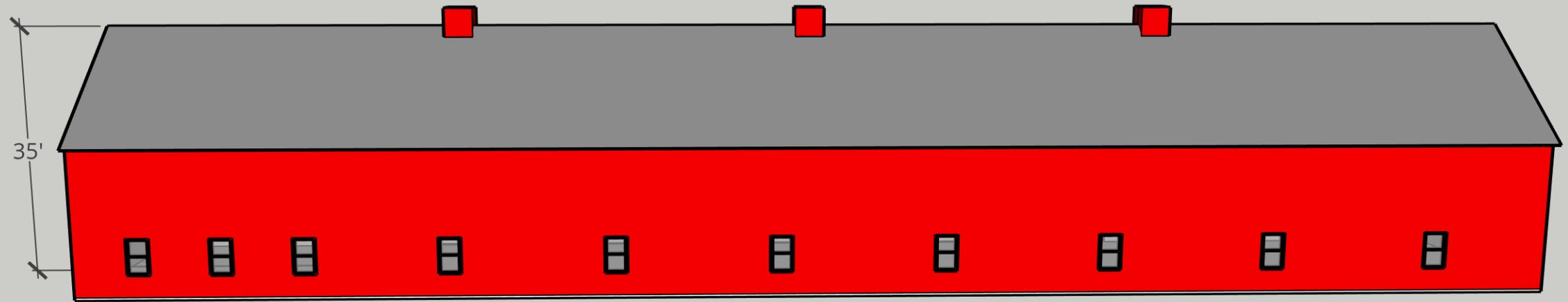
SOUTH ELEVATION

735 Ferry Road,
Charlotte, VT 05445



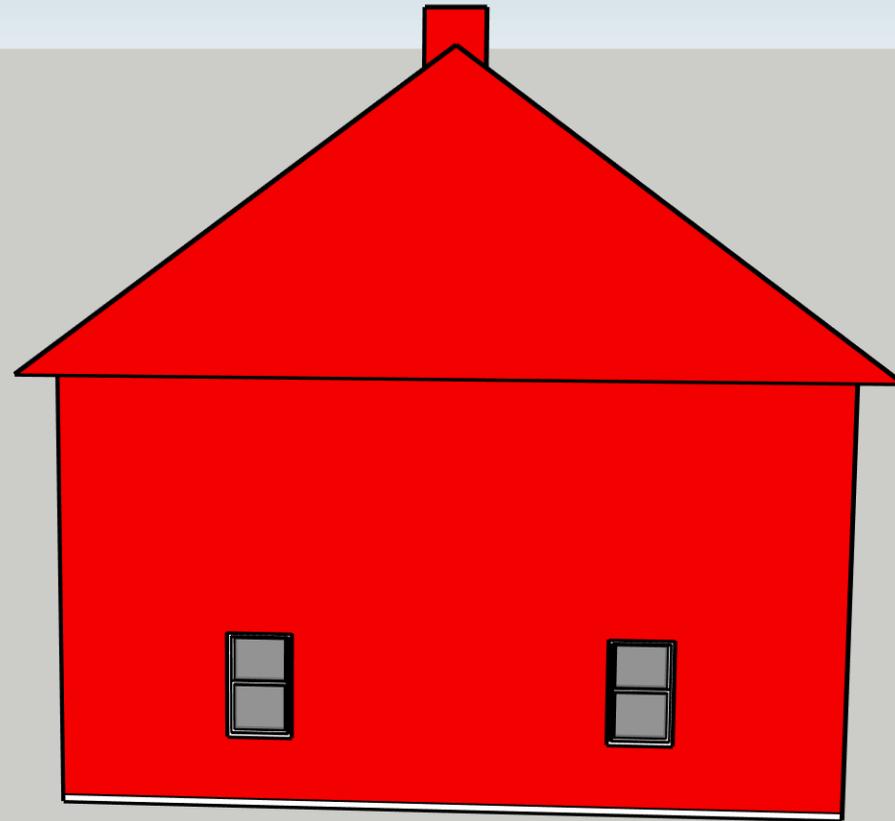
NORTH ELEVATION

735 Ferry Road,
Charlotte, VT 05445



WEST ELEVATION

735 Ferry Road,
Charlotte, VT 05445



EAST ELEVATION

735 Ferry Road,
Charlotte, VT 05445

