

Zoning Information

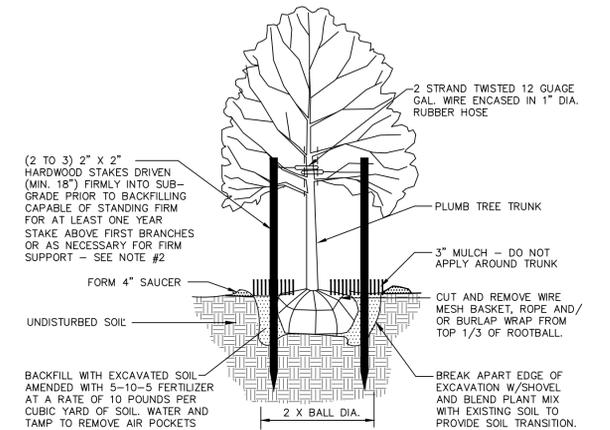
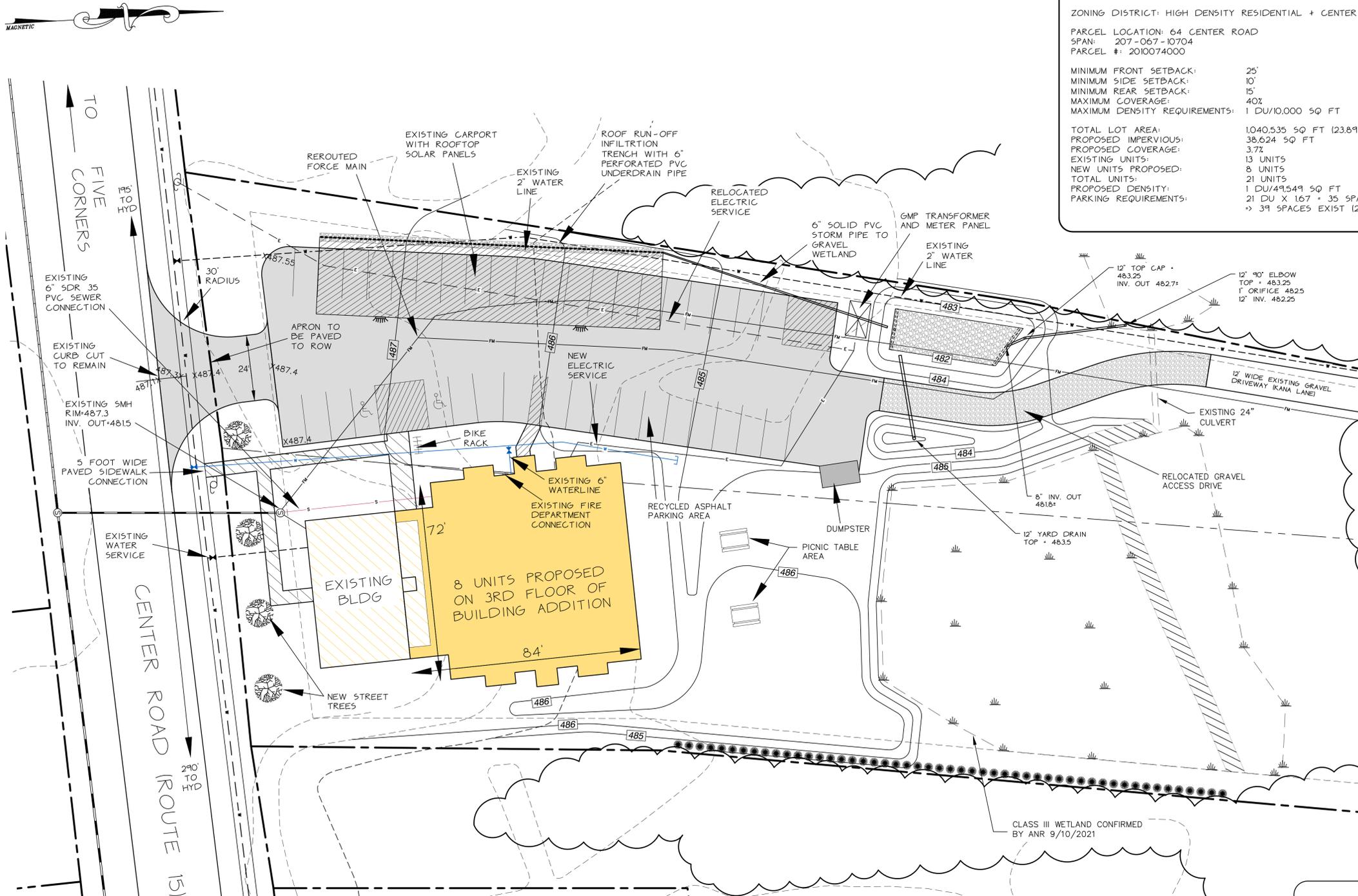
ZONING DISTRICT: HIGH DENSITY RESIDENTIAL + CENTER
 PARCEL LOCATION: 64 CENTER ROAD
 SPAN: 207-067-10704
 PARCEL #: 2010074000

MINIMUM FRONT SETBACK: 25'
 MINIMUM SIDE SETBACK: 10'
 MINIMUM REAR SETBACK: 15'
 MAXIMUM COVERAGE: 40%
 MAXIMUM DENSITY REQUIREMENTS: 1 DU/10,000 SQ FT

TOTAL LOT AREA: 1040,535 SQ FT (23.89 ACRES)
 PROPOSED IMPERVIOUS: 38,624 SQ FT
 PROPOSED COVERAGE: 3.7%
 EXISTING UNITS: 13 UNITS
 NEW UNITS PROPOSED: 8 UNITS
 TOTAL UNITS: 21 UNITS
 PROPOSED DENSITY: 1 DU/49,549 SQ FT
 PARKING REQUIREMENTS: 21 DU X 167' = 35 SPACES REQUIRED
 → 39 SPACES EXIST (2 HANDICAP)

Legend

- PROJECT BOUNDARY
- PROPERTY LINE TO BE DISSOLVED
- PROPOSED PROPERTY LINE
- SETBACK
- SIDELINE OF EASEMENT
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- EXISTING SEWERLINE
- PROPOSED SEWER SERVICE
- PROPOSED SEWER FORCE MAIN
- EXISTING WATERLINE
- PROPOSED WATER SERVICE
- EXISTING ELECTRIC SERVICE
- SOIL TYPE + BOUNDARY
- PROPOSED LIGHTS
- PROPOSED ELECTRIC SERVICE
- WETLAND LIMIT



- NOTE:
- PLANT TREE SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
 - STAKING AS REQUIRED ONLY IN SITUATIONS WHERE TREES WILL BE SUBJECTED TO WINDY CONDITIONS AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - TREES SHALL BE GUARANTEED FOR A PERIOD OF THREE YEARS AFTER PLANTING.
 - EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING AND SURVEYORS TAPE PRIOR TO PLANTING TO PREVENT GIRDLING.

TREE PLANTING

NTS

VT CONSERVATION MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
24.50	29.4	TALL FESCUE
19.20	23.0	ORBIT CREEPING RED FESCUE
14.75	17.7	ANNUAL RYEGRASS
12.50	15.0	PERENNIAL RYEGRASS
10.70	12.8	NAVIGATOR II CREEPING RED FESCUE
8.75	10.5	KENTUCKY BLUEGRASS
4.39	5.3	BOREAL CREEPING RED FESCUE
2.85	3.4	DUTCH WHITE CLOVER
2.86	2.8	OTHER
100	120 # LIVE SEED PER ACRE	

LANDSCAPING SPECIFICATIONS

- ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO NOVEMBER 1 OF EACH YEAR. ANY DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED WITHIN 15 DAYS. ANY WORK PERFORMED AFTER NOVEMBER 1 OF EACH YEAR SHALL BE STABILIZED WITH MULCH OR NETTING SUFFICIENT TO PREVENT EROSION AND SHALL BE IMMEDIATELY SEEDED AND REMULCHED AS SOON AS WEATHER PERMITS IN THE SPRING. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDED, FERTILIZED, LIMED, AND MULCHED IN ACCORDANCE WITH THE FOLLOWING:
- SEED MIXTURE IN ALL AREAS SHALL BE VT CONSERVATION MIX CONFORMING TO THE TABLE SHOWN ON THE PLANS. FOR SEEDING BETWEEN SEPTEMBER 1 AND NOVEMBER 1, WINTER RYE SHALL BE USED AT AN APPLICATION RATE OF 120 POUNDS PER ACRE.
 - FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE CONFORMING TO THE STATE FERTILIZER LAW AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. DRY FERTILIZER, IF USED, SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. LIQUID FERTILIZER, IF USED, SHALL BE APPLIED IN A 1-2-1 RATIO WITH THE MINIMUM RATE TO INCLUDE 100 POUNDS OF NITROGEN, 200 POUNDS OF PHOSPHATE, AND 100 POUNDS OF POTASH PER ACRE.
 - LIMESTONE SHALL CONFORM TO ALL STATE AND FEDERAL REGULATIONS AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. THE LIMESTONE SHALL BE APPLIED AT A RATE OF TWO TONS PER ACRE OR AS DIRECTED.
 - WITHIN 24 HOURS OF APPLICATION OF FERTILIZER, LIME, AND SEED, THE SURFACE SHALL BE MULCHED WITH A HAY MULCH. MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA AT A RATE OF TWO TONS PER ACRE OR AS ORDERED BY THE ENGINEER.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

Owner/Applicant
 KANA ASSOCIATES LLC
 1 KANA LANE
 ESSEX JCT, VERMONT 05452

Owner 5 Kana Lane
 JEFFREY AND DAWN LYON
 5 KANA LANE
 ESSEX JCT, VERMONT 05452



Proposed Landscaping Schedule

SYMBOL	QUANTITY	COMMON NAME	BOTANIC NAME	SIZE
	4	RED MAPLE	ACER RUBRUM	2-2 1/2 CALIPER
	51	HEMLOCK	TSUGA CANADENSIS	2-4 FEET

DATE: 3/13/2025	REVISION: REVISED FOR 8 ADDITIONAL UNITS. NO SITEWORK PROPOSED.	BY: SEC
DATE: 1/13/2023	REVISION: PLOTTED FOR CONSTRUCTION	BY: SEC
DATE: 9/27/2023	REVISION: REVISED FOR TOWN FINAL	BY: SEC
DATE: 7/17/2023	REVISION: REVISED FOR SITE PLAN AMENDMENT	BY: SEC
DATE: 12/29/2021	REVISION: REVISED FOR PLAN CHANGES	BY: OBCA
DATE: 1/12/2021	REVISION: ADDED NEW 2" WATER LINE FOR 8 UNIT BUILDING	BY: OBCA

DESIGN: OBCA
 DRAWN: OBCA
 CHECKED: OBCA
 SCALE: 1"=20'

RECORD DRAWING
 PRELIMINARY SKETCH/CONCEPT

PLAN OF A PORTION OF LANDS OF
JEFFREY & DAWN LYON
 1 & 5 KANA LANE ESSEX, VERMONT

O'LEARY-BURKE CIVIL ASSOCIATES, P.C.
 13 CORPORATE DRIVE
 ESSEX JCT, VT
 PHONE: 878-9590
 FAX: 878-9589
 E-MAIL: obca@olearyburke.com

2020-96-526
 PLAN SHEET #

20-Scale Overall Site Plan

2