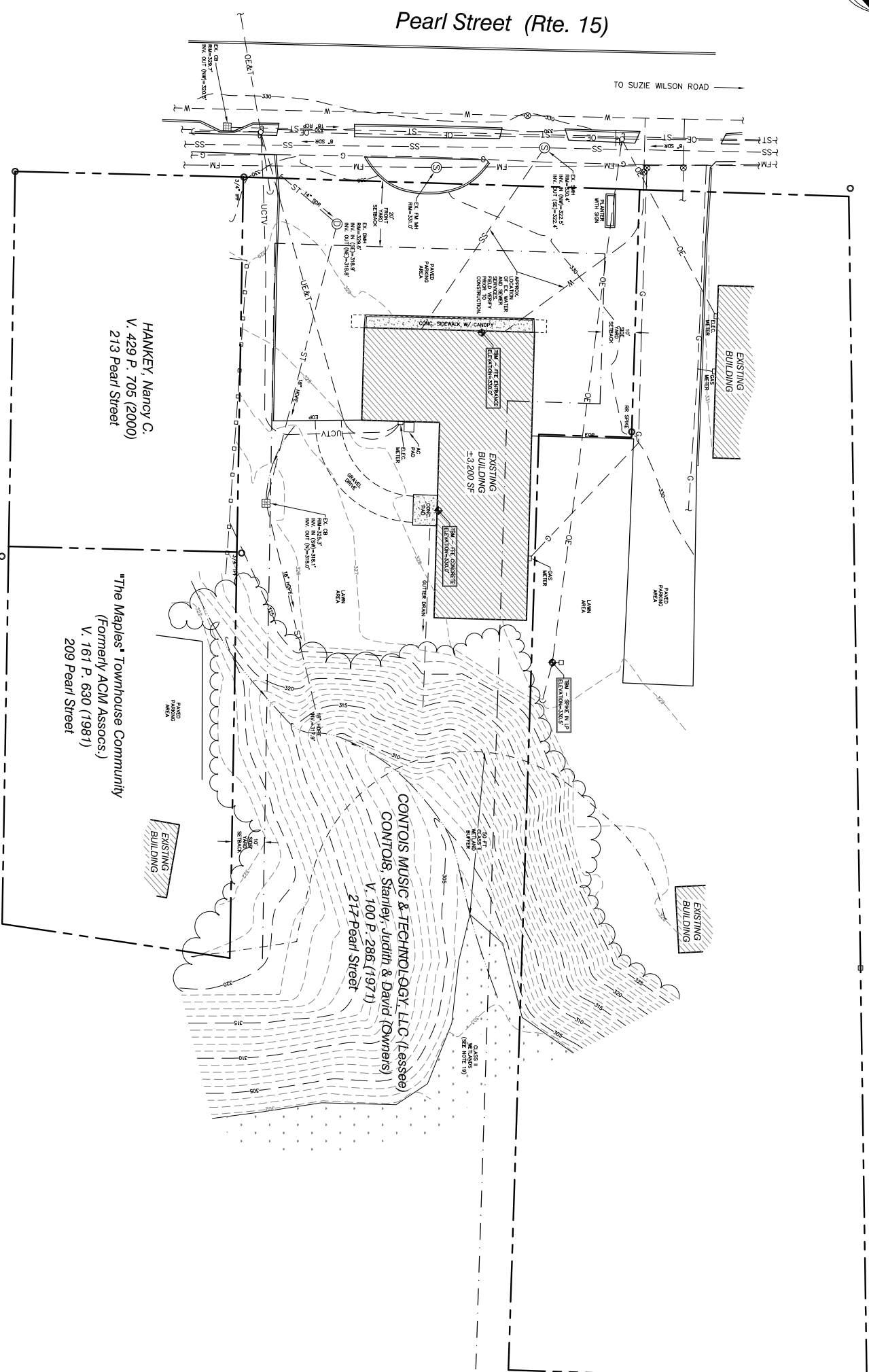
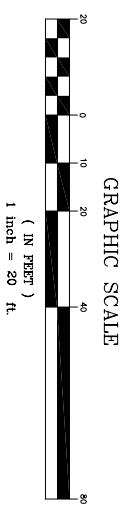


Pearl Street (Rte. 15)



GENERAL NOTES:

1. Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. The Contractor shall verify all utility conflicts. All discrepancies shall be reported to the Engineer. The Contractor shall contact Dig Safe (888-344-7233) prior to any construction.
2. All existing utilities not incorporated into the final design shall be removed or abandoned as indicated on the plans or directed by the Engineer.
3. The Contractor shall maintain as-built plans (with ties) for all underground utilities. Those plans shall be submitted to the Owner at the completion of the project.
4. The Contractor shall repair/restore all disturbed areas (on or off the site) as a direct or indirect result of the construction.
5. All grassed areas shall be maintained until full vegetation is established.
6. Maintain all trees outside of construction limits.
7. The Contractor shall be responsible for all work necessary for complete and operable facilities and utilities.
8. If the building is to be sprinklered, backflow prevention shall be provided in accordance with AWWA M14. The Site Contractor shall construct the water line to two feet above the finished floor. See mechanical plans for riser detail.
9. The Contractor shall submit shop drawings for all items and materials incorporated into the site work. Work shall not begin on any item until shop drawing approval is granted.
10. In addition to the requirements set in these plans and specifications, the Contractor shall complete the work in accordance with all permit conditions and any local Public Works Standards.
11. The tolerance for finish grades for all pavement, walkways and lawn areas shall be 0.1 feet.
12. Any dewatering necessary for the completion of the sitework shall be considered as part of the contract and shall be the Contractor's responsibility.
13. The Contractor shall coordinate all work within Town Road R.O.W. with Town authorities.
14. The Contractor shall install the electrical, cable and telephone services in accordance with the utility companies requirements.
15. Existing pavement and tree stumps to be removed shall be disposed of at an approved off-site location. All pavement cuts shall be made with a pavement saw.
16. If there are any conflicts or inconsistencies with the plans or specifications, the Contractor shall contact the Engineer for verification before work commences on the item in question. Topo map. Orientation is based on a magnetic reading taken at the time of the survey.
17. Project benchmarks and topography are based on a scaled elevation from a USGS Quad
18. This plan is not a boundary survey and is not intended to be used as one.
19. Wetlands delineated by Ecologist Jeff Severson on September 12th, 2007.



LEGEND

- 336 --- EXISTING CONTOUR
- 336 --- PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- SETBACK LINE
- IRON PIN FOUND
- CONC. MON. FOUND
- SS --- GRAVITY SEWER LINE
- FM --- FORCE MAIN
- W --- WATER LINE
- OE&T --- OVERHEAD ELEC. & TEL.
- UE&T --- UNDERGROUND ELEC. & TEL.
- UCTV --- UNDERGROUND CABLE TV
- G --- GAS LINE
- ST --- STORM DRAINAGE LINE
- SEWER MANHOLE
- STORM MANHOLE
- ⊗ HYDRANT
- ⊗ SHUT-OFF
- ⊗ POWER POLE
- ⊗ CATCH BASIN
- LIGHT POLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- ~ ~ ~ ~ ~ EDGE OF BRUSH/WOODS
- FENCE
- DRAINAGE SWALE

ZONING REQUIREMENTS:

- Zoning Designation - Multi-Family/Residential-Use 1 District (MF-MU1)
- Minimum Lot Size = 15,000 SF
- Maximum Lot Coverage = 65%, up to 80% through waiver process
- Setback Requirements =
 - Front = 20' min., 30' max. for principal structure
 - Side = 10'
 - Rear = 10'
- Maximum Building Height = 58' or four stories, whichever is less



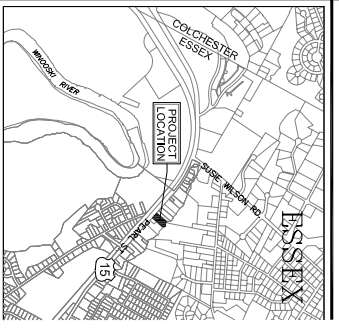
CIVIL ENGINEERING ASSOCIATES, INC.
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 802-885-2223 FAX: 802-885-2271 WEB: WWW.CEAA.COM

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 DESIGN: JSO
 CHECKED: TRC
 APPROVED: JSO
 OWNER:

CONTOIS MUSIC & TECHNOLOGY, LLC

PROJECT:

PROPOSED SITE IMPROVEMENTS
 217 PEARL STREET
 RT. 15
 ESSEX JUNCTION
 VERMONT



DATE	CHANGED	REVISION

EXISTING CONDITIONS SITE PLAN

DATE: JUNE 4, 2007
 SCALE: 1" = 20'
 DRAWING NUMBER: C1.0