



LEGEND

- WET —
- WETLAND BUFFER
- EXISTING TREETRINE
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- PROPERTY LINE
- MINIMUM SETBACK
- WATER LINE
- OVERHEAD UTILITY LINES
- CENTERLINE EXISTING SWALE
- SANITARY SEWER
- UNDERGROUND ELECTRIC & TELEPHONE
- PROPOSED SANITARY FORCE MAIN
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED SHALLOW SWALE
- RELOADED EXISTING TREE
- PROPOSED SIGN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED TREE PLANTING

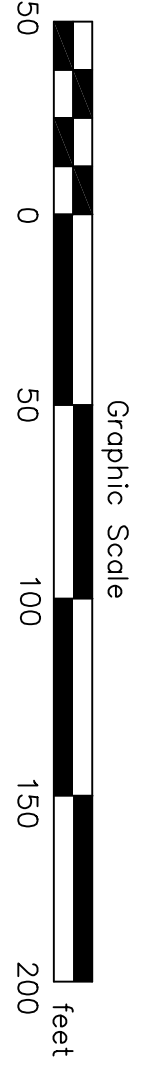


EASEMENT NOTE:
SEE SURVEY SUBDIVISION PLAN FOR ALL EASEMENTS.

ZONING INFORMATION:

ZONE: MEDIUM DENSITY RESIDENTIAL	
USE: PLANNED RESIDENTIAL DEVELOPMENT	
ITEM	REQUIREMENTS
MINIMUM LOT SIZE	6,000 sf
MINIMUM BUILDING SETBACKS	
FRONT YARD - STATE & FEDERAL HIGHWAYS	75'
FRONT YARD - ON OTHER ROADWAYS	35'
SIDE YARD	15'
REAR YARD	15'
MINIMUM PARKING LOT SETBACKS	
FRONT YARD - STATE & FEDERAL HIGHWAYS	45'
ANY YARD OTHER ROADWAYS	30'
NET RESIDENTIAL DENSITY	2 / ACRE
MAXIMUM LOT COVERAGE	
BUILDINGS ONLY	20%
TOTAL LOT COVERAGE	16.9%
MAXIMUM BUILDING HEIGHT	36'
	< 36'

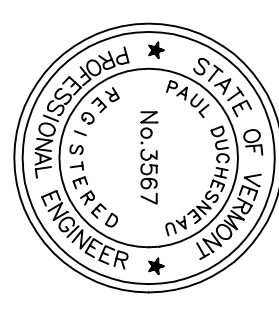
SITE PLAN



REVISIONS	BY
03/26/06 - FINAL PLAT	PD
07/25/06 - FINAL TOWN	PD
COMMENTS	

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MECHANICSVILLE, LLC
PLANNED RESIDENTIAL DEVELOPMENT
BALSAM CIRCLE
SITE PLAN
WILLISTON VERMONT

DRAWN: CCE
CHECKED: PD
SCALE: 1" = 50'
DATE: 11/08/05
JOB NO.: 24146
SHEET: 2
OF 12 SHEETS