

ZONING REQUIREMENTS:
ZONING DISTRICT - COMMERCIAL (COM)

ITEM	REQUIREMENT	EXISTING	PROVIDED
MINIMUM LOT SIZE	20,000 SF	40,511 SF	40,511 SF
MINIMUM LOT FRONTAGE	100 FT	206.4 FT	206 FT
FRONT YARD SETBACK	45 FT	83.8 FT	67 FT
SIDE YARD SETBACK	15 FT	29.4 FT	32 FT
REAR YARD SETBACK	30 FT	68.1 FT	83 FT
MAX. FRONT YARD COVERAGE	30%	66.7%	46.1%
TOTAL LOT COVERAGE	70%	36.8%	54.8%
MAX. BUILDING HEIGHT	35 FT	18.2 FT	24.56 FT
PARKING: CARWASH	2 SPACES / 1000 SF GFA	N/A	2 SPACES / 1000 SF GFA
	1 HC SPACE		1 HC SPACE
	8 SPACES		8 SPACES

DURING CONSTRUCTION, IF SUBSURFACE CONDITIONS WARRANT THE ENGINEER SHALL DIRECT THE CONTRACTOR TO INSTALL UNDERDRAINS AND CURTAIN DRAINS IN ACCORDANCE WITH DETAILS 5 & 9 OR SHEET C-5.

WATER SYSTEM NOTES:

1. ALL WATER LINE AND RELATED WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS FOR THE INSTALLATION OF WATER LINES AND APPURTENANCES FOR ALL WATER SYSTEMS OWNED BY THE CHAMPLAIN WATER DISTRICT, THE CITY OF SOUTH BURLINGTON, COLCHESTER FIRE DISTRICT #3, AND THE VILLAGE OF JEROME, HENDSFORTH THE CSD SPECIFICATION.
2. ALL DOMESTIC SERVICES AND FIRE SPRINKLER SYSTEMS THAT ARE CONNECTED TO THE PUBLIC WATER SYSTEM SHALL BE PROTECTED WITH A TESTABLE BACKFLOW PREVENTION ASSEMBLY, AND AN APPROPRIATE THERMAL EXPANSION SYSTEM IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE CONTROL OF CROSS CONNECTIONS WITHIN THE CHAMPLAIN WATER DISTRICT'S OWNED WATER SYSTEMS.

LEGEND

	UTILITY POLE
	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
	REBAR FOUND
	IRON PIPE
	MANHOLE
	HYDRANT
	CATCH BASIN
	PROPERTY LINE
	WATER LINE
	SEWER LINE
	OVERHEAD WIRE
	WOODEN FENCE
	CHAIN LINK FENCE
	EXISTING CONTOUR
	STORMWATER LINE

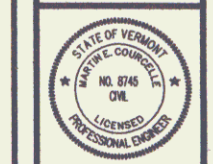
NOTE: ALL WATER LINE AND RELATED WORK TO BE PERFORMED IN ACCORDANCE WITH THE CHAMPLAIN WATER DISTRICT SPECIFICATIONS AND DETAILS FOR THE INSTALLATION OF WATER LINES AND APPURTENANCES.

THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITIES SHOWN ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 1-888-344-7333 BEFORE COMMENCING ANY WORK AND SHALL PROTECT EXISTING UTILITIES WHICH ARE NOT PROPOSED TO BE OBLITERATED.

REVISION DATE & DESCRIPTION

NO.	DATE	DESCRIPTION
1	11/26/07	ISSUE FOR PERMIT
2	12/18/08	ISSUE FOR PERMIT
3	12/18/08	ISSUE FOR PERMIT

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CBAY CARWASH
2 & 4 ROOSEVELT HIGHWAY
U.S. ROUTES 2 & 7
SITE PLAN
VERMONT
COLCHESTER

DRAWN: COE
CHECKED: MEC
SCALE: 1"=20'
DATE: 11/06/07
JOB NO.: 27141
SHEET: 4 OF 10 SHEETS