



20 Winooski Falls Way
Suite 400B
Winooski, VT 05404
802.497.6100

Legend

⊕

DRAIN MANHOLE

⊗

CATCH BASIN

⊙

SEWER MANHOLE

⊕

ELECTRIC MANHOLE

⊕

TELEPHONE MANHOLE

⊕

MANHOLE

HH

HAND HOLE

⊕

WATER GATE

⊕

FIRE HYDRANT

⊕

GAS GATE

⊕

BOLLARD w/LIGHT

⊕

STREET SIGN

⊕

LIGHT POLE

⊕

UTILITY POLE

⊕

GUY POLE

⊕

GUY WIRE

⊕

MONITORING WELL

⊕

FLOOD LIGHT

⊕

WELL

⊕

MARSH

⊕

F.F.E.=45.27'

⊕

FINISHED FLOOR ELEVATION

CNO

COULD NOT OPEN

NPV

NO PIPES VISIBLE

DYL

DOUBLE YELLOW LINE

DWL

DASHED WHITE LINE

SYL

SINGLE YELLOW LINE

8" TREE

DECIDUOUS TREE WITH SIZE

6" TREE

CONIFEROUS TREE WITH SIZE

EOP

EDGE OF PAVEMENT

CC

CONCRETE CURB

VGC

VERTICAL GRANITE CURB

SGE

SLOPED GRANITE EDGE

BB

BITUMINOUS BERM

BGC

BITUMINOUS CURB

GUARDRAIL

CHAIN LINK FENCE

DRAINAGE LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION

SEWER LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION

OVERHEAD WIRE

UNDERGROUND ELECTRIC

TELEPHONE LINE

GAS LINE

WATER LINE

STONE WALL

TREE LINE

100'-FT BUFFER ZONE

100'-FT RIVER FRONT AREA

200'-FT RIVER FRONT AREA

UNIT MEAN ANNUAL HIGH WATER

LIMIT OF BANK

VEGETATED WETLAND BOUNDARY

PROPERTY BOUNDARY

ABUTTING PROPERTY BOUNDARY

SOIL TYPE BOUNDARY

Warren Town Garage

VT Route 100 & Vaughn Brown Road
Warren, VT

No.	Revision	Date	Appvd.

Designed by **VMA**

Checked by **DJH**

Issued for **Review**

Date **July 1, 2025**

Not for Construction

Drawing Title

Existing Conditions Plan

Drawing Number

SV1.00

Sheet **1** of **12**

Project Number
59214.00

Saved Wednesday, June 25, 2025 2:15:57 PM VAMESOEDER Plotted Monday, June 30, 2025 1:58:59 PM Victor Amesoder



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TOTAL WETLAND AND BUFFER IMPACT LEGEND:

- CLASS II WETLAND IMPACTS - 289 SF
- CLASS II WETLAND BUFFER IMPACTS - 27,004 SF



Warren Town Garage

VT Route 100 & Vaughn Brown Road
Warren, VT

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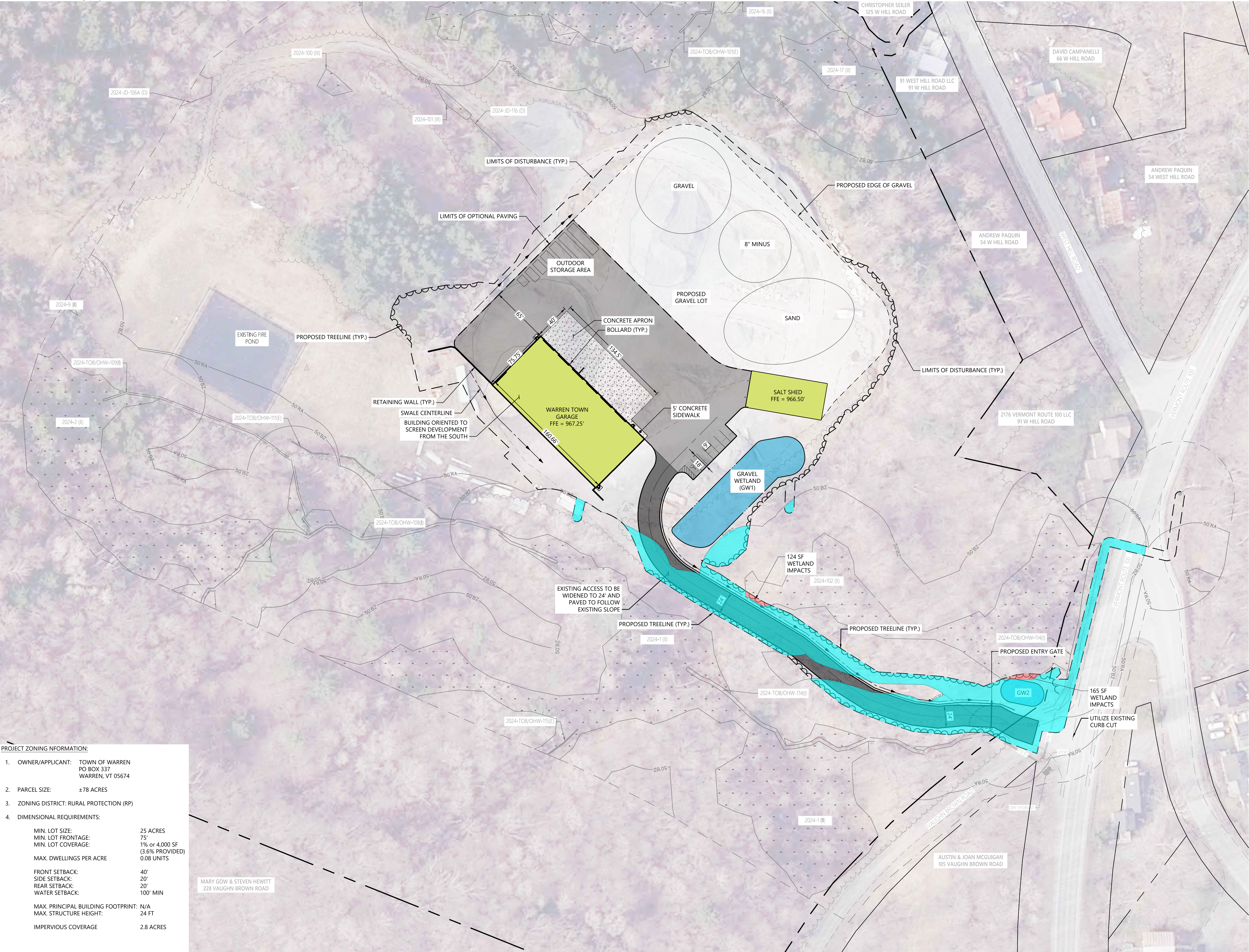
Drawing Title
Overall Site Plan

Drawing Number

C2.00

Sheet 3 of 12

Project Number
59214.00



PROJECT ZONING INFORMATION:

1. OWNER/APPLICANT:

TOWN OF WARREN
PO BOX 337
WARREN, VT 05674
2. PARCEL SIZE:

±78 ACRES
3. ZONING DISTRICT:

RURAL PROTECTION (RP)
4. DIMENSIONAL REQUIREMENTS:

MIN. LOT SIZE:

25 ACRES

MIN. LOT FRONTAGE:

75'

MIN. LOT COVERAGE:

1% or 4,000 SF
(3.6% PROVIDED)
0.08 UNITS

MAX. DWELLINGS PER ACRE

FRONT SETBACK:

40'

SIDE SETBACK:

20'

REAR SETBACK:

20'

WATER SETBACK:

100' MIN

MAX. PRINCIPAL BUILDING FOOTPRINT:

N/A

MAX. STRUCTURE HEIGHT:

24 FT

IMPERVIOUS COVERAGE

2.8 ACRES