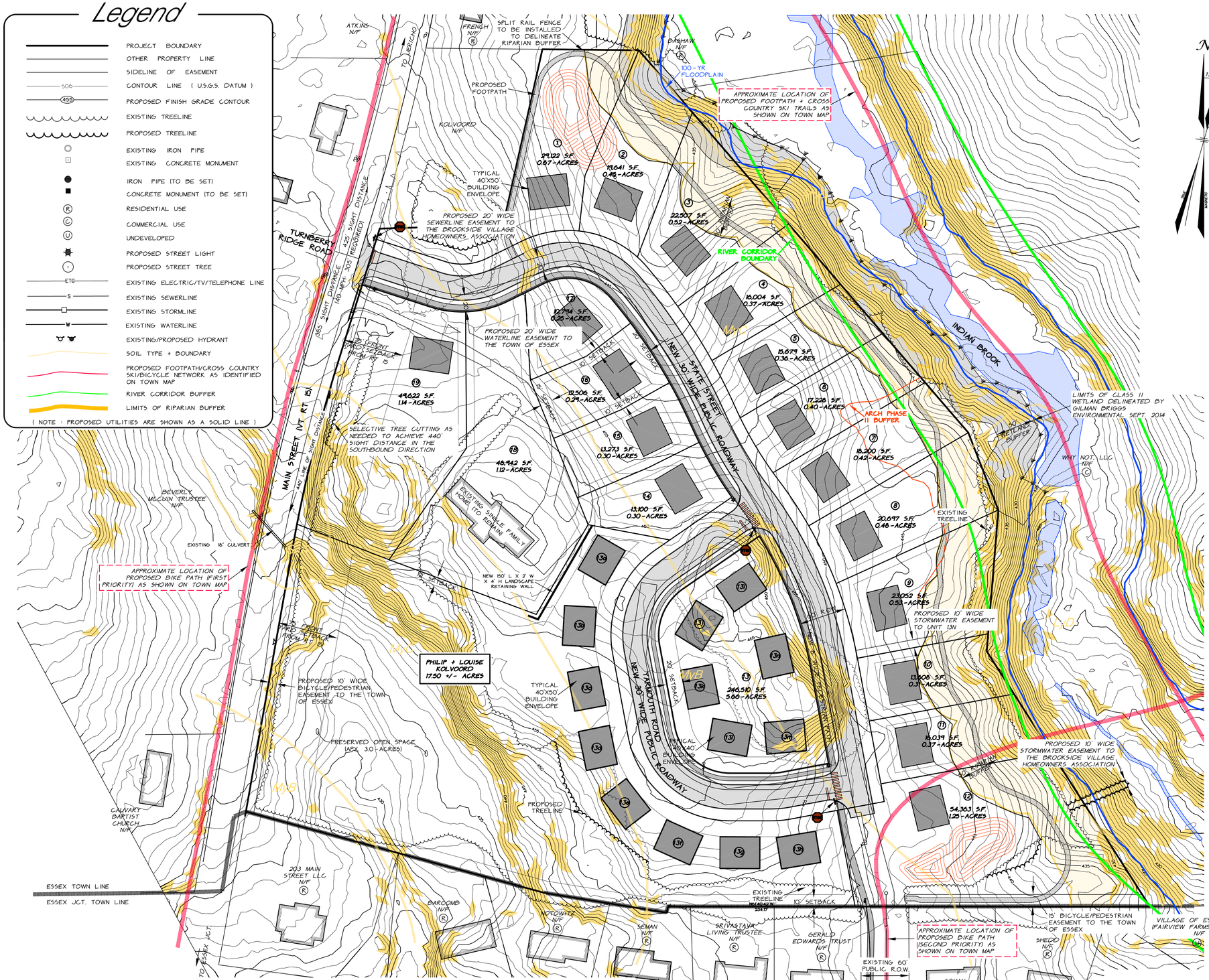
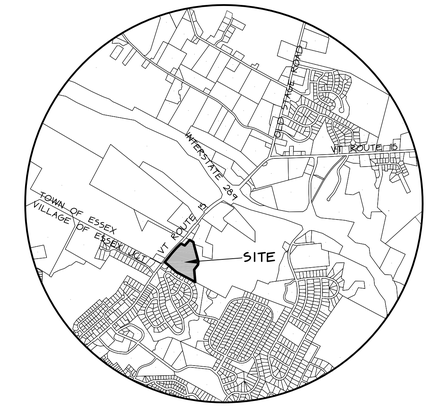
Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- 506 — CONTOUR LINE (U.S.G.S. DATUM)
- 450 — PROPOSED FINISH GRADE CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- (R) RESIDENTIAL USE
- (C) COMMERCIAL USE
- (U) UNDEVELOPED
- PROPOSED STREET LIGHT
- PROPOSED STREET TREE
- ETG — EXISTING ELECTRIC/TV/TELEPHONE LINE
- S — EXISTING SEWERLINE
- EXISTING STORMLINE
- W — EXISTING WATERLINE
- EXISTING/PROPOSED HYDRANT
- SOIL TYPE + BOUNDARY
- PROPOSED FOOTPATH/CROSS COUNTRY SKI/BICYCLE NETWORK AS IDENTIFIED ON TOWN MAP
- RIVER CORRIDOR BUFFER
- LIMITS OF RIPARIAN BUFFER

(NOTE : PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)





Location Plan

N.T.S.

Soils Type

LyD	LYMAN-MARLOW VERY ROCKY LOAMS, 5 TO 30 PERCENT SLOPES
MyB	MUNSON AND RAYNHAM SILT LOAMS, 2 TO 6 PERCENTS SLOPES
MyC	MUNSON AND RAYNHAM SILT LOAMS, 6 TO 12 PERCENT SLOPES
MuD	MUNSON AND BELGRADE SILT LOAMS, 12 TO 25 PERCENT SLOPES
ScA	SCANTIC SILT LOAM, 0 TO 2 PERCENT SLOPES

Zoning Information

ADDRESS: 15 UPPER MAIN STREET (PARCEL ID: 090-006-000)

ZONING DISTRICT: MIXED USE-PUD (R2)

DISTRICT DIMENSIONAL REQUIREMENTS

	REQUIRED	PROPOSED
AVERAGE LOT AREA PER DWELLING UNIT	10,000 S.F.	10,794-246,510 S.F
MINIMUM LOT FRONTAGE	75'	>80'
MINIMUM FRONT SETBACK*	20'	20'
MINIMUM SIDE SETBACK/SINGLE FAMILY	10'	10'
MINIMUM SIDE SETBACK/MULTI-FAMILY	30'	N/A
MINIMUM REAR SETBACK	15'	15'
MAXIMUM LOT COVERAGE	PUD REQ. APPLY	20.8%

*NOTE: FRONT SETBACK IN R2 PORTION OF THE MXD-PUD DISTRICT IS 75 FEET ALONG VT ROUTE 15.

WATER - MUNICIPAL
SEWER - MUNICIPAL
STORM - ON-SITE

Density Calculation

TOTAL LOT SIZE - 17.49 ACRES (761,660 SQ. FT.)

-LESS PORTIONS OF THE PROPERTY COVERED BY ALL PUBLIC AND PRIVATE ROADS, FLOODPLAINS, FLOODWAYS, WETLANDS, AND OTHER BODIES OF WATER: AND LANDS WITH A SLOPE IN EXCESS OF 20%

- SLOPES GREATER THAN 20% - 1.37 ACRES (59,500 SQ. FT.)
- PUBLIC AND PRIVATE ROADS - 1.18 ACRES (51,500 SQ. FT.)
- FLOODPLAINS, FLOODWAYS,, AND WETLANDS - 0 SQ. FT.

TOTAL BUILDABLE AREA - 14.94 ACRES (650,660 SQ. FT.)

ALLOWABLE DENSITY - 67 RESIDENTIAL UNITS
(1 UNIT/10,000 SQ. FT. X 650,660 SQ. FT. = 65 UNITS)

PROPOSED DENSITY - 32 RESIDENTIAL UNITS
(1 EXISTING SINGLE FAMILY HOME, 17 NEW SINGLE FAMILY HOMES + 14 NEW CARRIAGE HOMES)

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Owner

PHILIP + LOUISE KOLVOORD
3 MAIN STREET
ESSEX JCT., VT 05452

Applicant

DOUSEVICZ INC.
C/O BRAD DOUSEVICZ
21 CARMICHAEL STREET
ESSEX, VT 05452

DATE	REVISION	BY
01-29-16	REVISED STORMWATER SYSTEM FOLLOWING ARCHEOLOGY STUDY	BWC
04-20-15	REVISED ROAD ALIGNMENT AND ADDED WATER METER VAULT PER 04-08-15 PUBLIC WORKS MEMO	BJB
11-06-14	ADDED SELECTIVE TREE CUTTING AND ADDED LINE OF SIGHT IN SB DIRECTION	BJB
08-22-14	REVISED PER TOWN SKETCH PLAN APPROVAL	BJB
04-22-14	REVISED PER TOWN COMMENTS	BJB

SURVEY: OBCA
DESIGN: OBCA
DRAWN: BJB
CHECKED: PJD
SCALE: 1"=60'

☐ RECORD DRAWING ■ PRELIMINARY
☐ FINAL ☐ SKETCH/CONCEPT

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

PAUL J. O'LEARY JR. No. 5477

Brookside Village

UPPER MAIN STREET — ESSEX JCT, VT

60-Scale Overall Plan

DATE: 08-14-13
JOB#: 2013-66
FILE: 2013-66-S1
PLAN SHEET #: 1