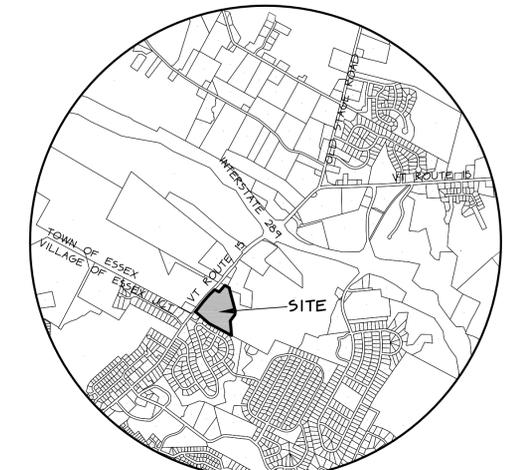


Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- RESIDENTIAL USE
- COMMERCIAL USE
- UNDEVELOPED
- PROPOSED STREET LIGHT
- PROPOSED STREET TREE
- EXISTING ELECTRIC/TV/TELEPHONE LINE
- EXISTING SEWERLINE
- EXISTING STORMLINE
- 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
- FLOODPLAIN

(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 PERCENT 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.	10,834 - 246,812 S.F. (AVG LOT-35,977 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.)

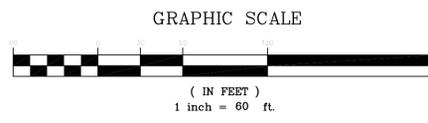
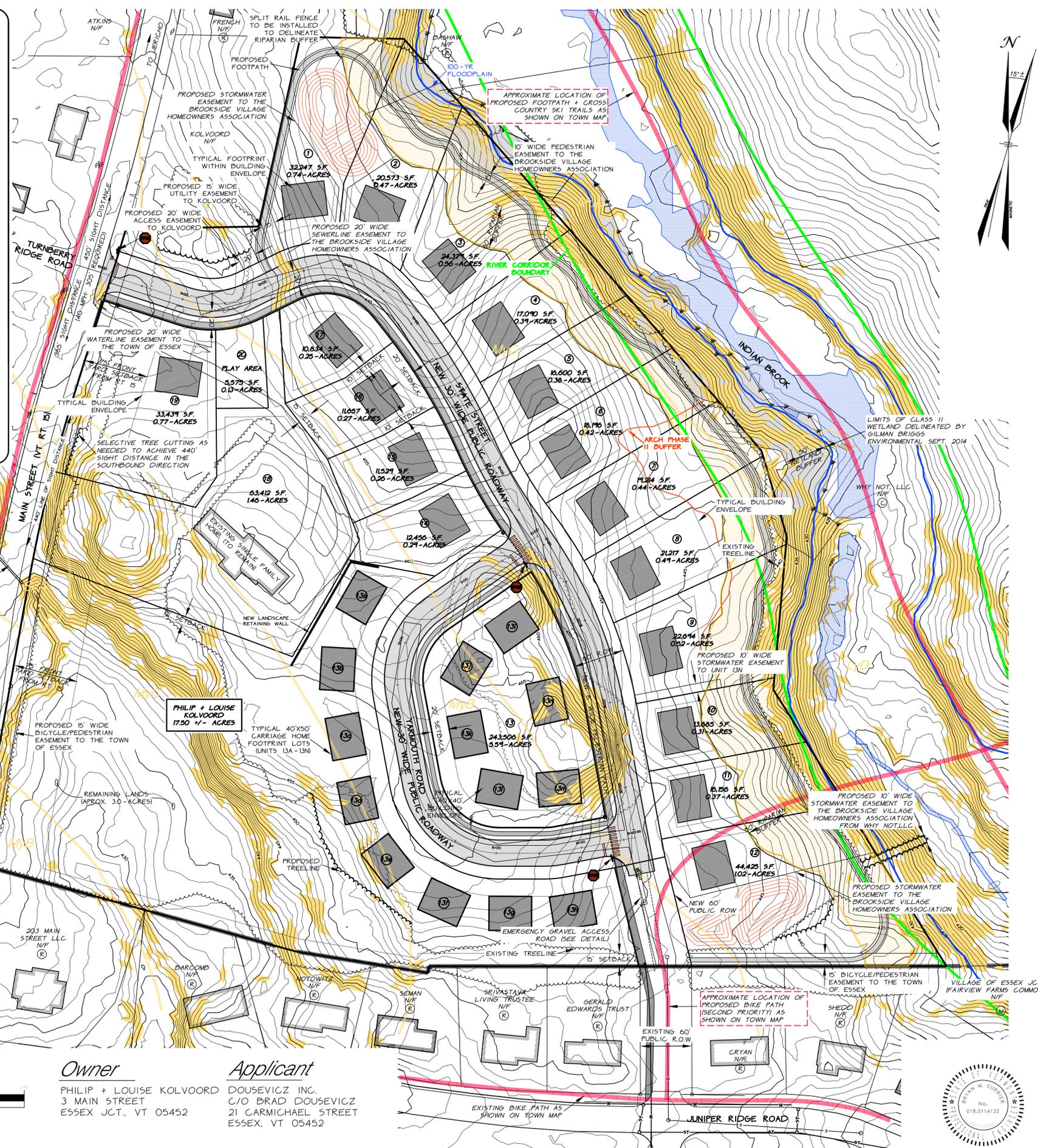
-LESS PORTIONS OF THE PROPERTY COVERED BY ALL PUBLIC AND PRIVATE ROADS, FLOODPLAINS, FLOODWAYS, WETLANDS, AND OTHER BODIES OF WATER; AND LANDS WITH A SLOPE IN EXCESS OF 20%

	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 - 0.50 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
(11 EXISTING SINGLE FAMILY HOME, 17 NEW SINGLE FAMILY HOMES + 14 NEW CARRIAGE HOMES)



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

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

10-07-16	REVISED FOR FINAL APPROVAL APPLICATION	BNC
01-29-16	REVISED STORMWATER SYSTEM FOLLOWING ARCHAEOLOGY STUDY	BNC
04-20-15	REVISED ROAD ALIGNMENT AND ADDED WATER METER VAULT PER 04-08-15 PUBLIC WORKS MEMO	BNC
11-06-14	ADDED SELECTIVE TREE CUTTING AND ADDED LINE OF SIGHT IN SB DIRECTION	BNC
08-22-14	REVISED PER TOWN SKETCH PLAN APPROVAL	BNC
DATE	REVISION	BY
04-22-14	REVISED PER TOWN COMMENTS	BNC
SURVEY	OBCA	DATE
DESIGN	OBCA	DATE
DRAWN	BNC	DATE
CHECKED	PJD	DATE
SCALE	1"=60'	DATE

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC

13 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-9999
FAX: 878-9999
E-MAIL: ocb@olearyburke.com

Brookside Village

UPPER MAIN STREET ESSEX JCT., VT

60-Scale Overall Plan

FILE: 2013-06-51

PLAN SHEET #

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