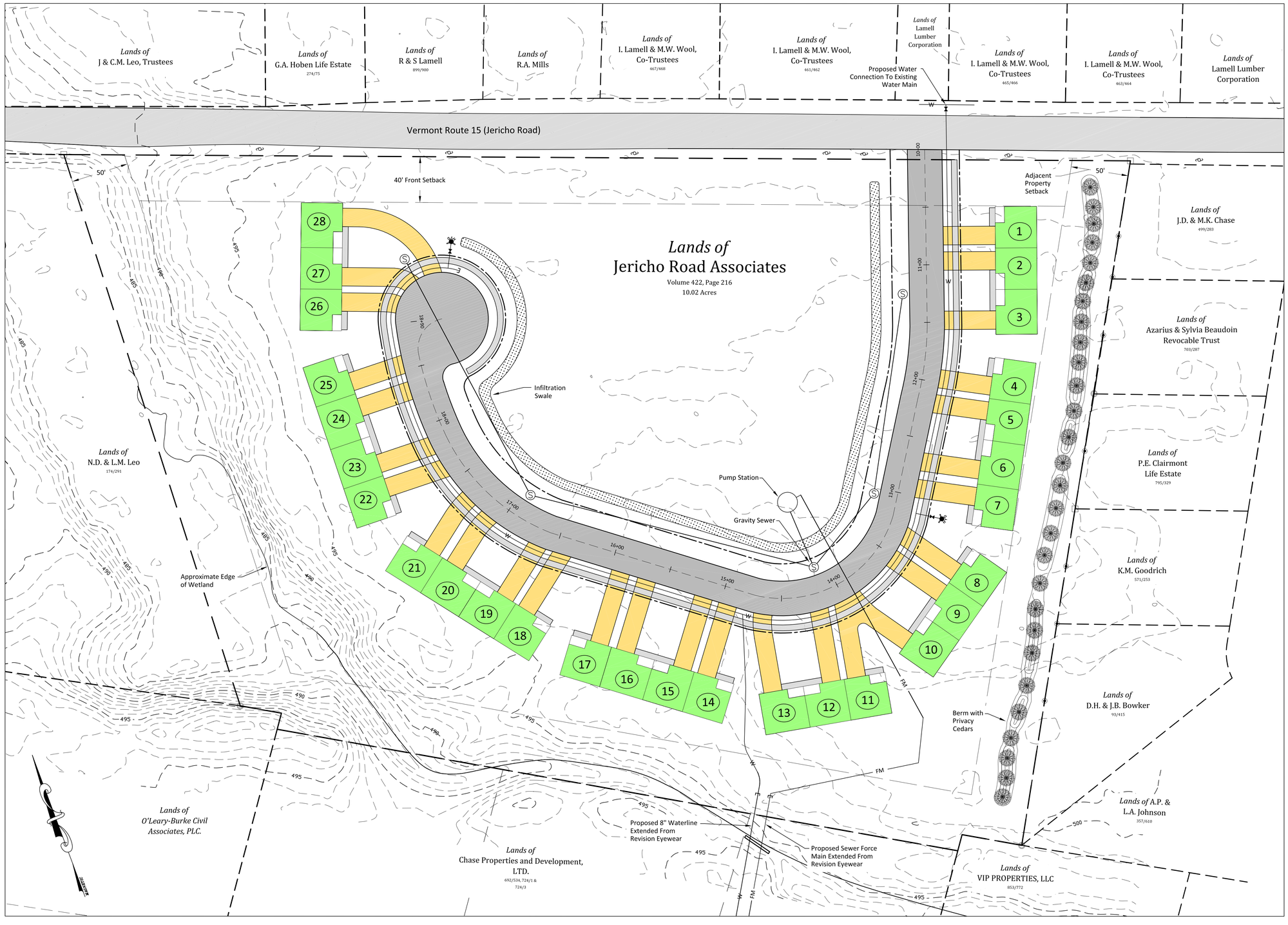

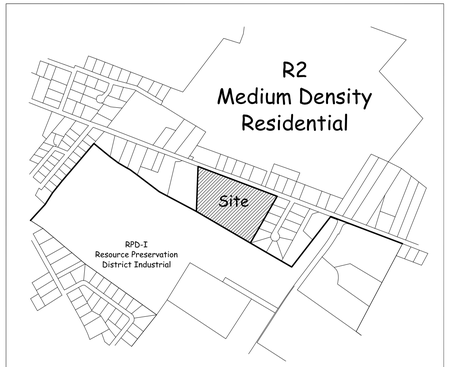

LOCATION PLAN

ZONING INFORMATION

Parcel info: Jericho Road Associates

MEDIUM DENSITY RESIDENTIAL DISTRICT (R2)
PLANNED RESIDENTIAL UNIT DEVELOPMENT (PUD–R)

DIMENSIONAL REQUIREMENTS		
SETBACKS	TOWN OF ESSEX	
Wetlands	(a)	50' Buffer
Front Yard	(a)	20'
Side Yard	(a)	30'
Rear Yard	(a)	15'

(a) AS APPROVED BY PLANNING COMMISSION

Coverage:

Total Lot Area = 10.02 Acres
Maximum Allowed Coverage: PUD–R Requirements Apply

LEGEND

- Project Property Line
- Abutting Property Line
- Concrete Monument Found
- Iron Pipe Found
- Rebar Found
- 495 Existing Grade Contours
- Utility Pole
- Sewer Line & Manhole

PROJECT NARRATIVE

This project is located on Vermont Route 15 (Jericho Road) in the medium density zoning district (R2) of Essex. The applicant is proposing a planned residential unit development consisting of 28 units on the 10.02 acre parcel. The project will also include the construction of a new 890 ft long public road ending in a cul–de–sac. All units will be served by municipal water and sewer connections. The sewage will gravity feed to an on–site pump station and will then exit the site through a force main extended from Revision Eyewear. An 8" waterline extended from Revision Eyewear is also being proposed.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

STATE OF VERMONT
PAUL J. O'LEARY, JR.
No. 5477
PROFESSIONAL ENGINEER

DATE	REVISION	BY
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ☐ FINAL ■ SKETCH/CONCEPT	DATE 2-2-16
DESIGN SEC		JOB# 2011-55
DRAWN SEC		FILE 2011-55-W2
CHECKED PJO		PLAN SHEET # 1
SCALE 1" = 40'		

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC

13 Corporate Drive
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

Jericho Road Associates
Planned Unit Development
Jericho Road Essex Junction, VT

Overall Site Plan