

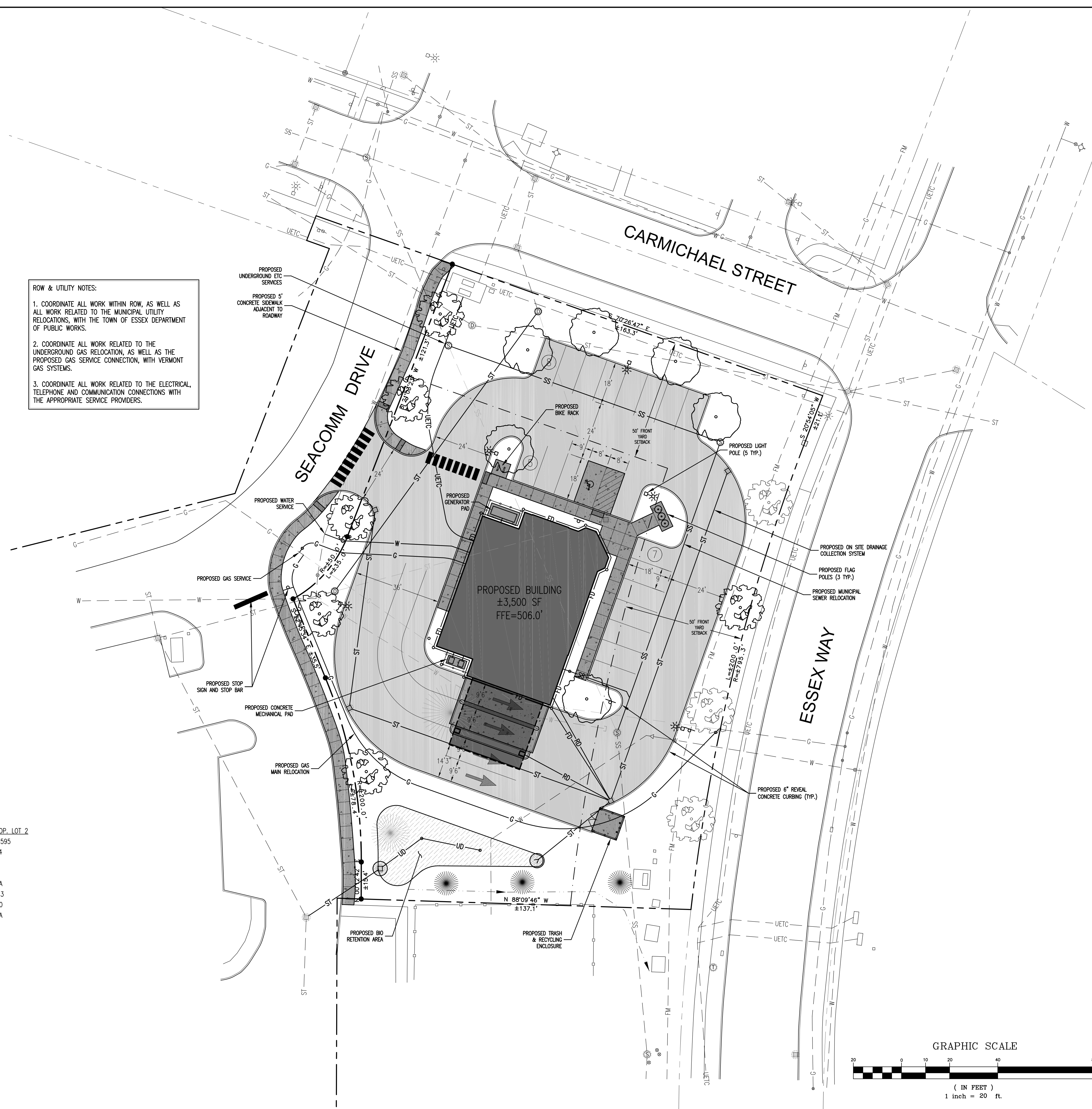
LEGEND

- 985--- EXISTING CONTOUR
- 985— PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- - - - - APPROXIMATE SETBACK LINE
- - - - - APPROXIMATE EASEMENT LINE
- SS - APPROXIMATE GRAVITY SEWER LINE
- FM - APPROXIMATE SEWER FORCE MAIN
- ST - APPROXIMATE STORM DRAINAGE LINE
- W - APPROXIMATE WATER LINE
- OETC - APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
- UETC - APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
- G - APPROXIMATE GAS LINE
- □ - STOCKADE FENCE
- - - - - DRAINAGE SWALE/DITCH
- - - - - APPROXIMATE 100 YEAR FLOODPLAIN
- - - - - APPROXIMATE EDGE OF WOODS
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB/PLANTING
- ⊙ SEWER MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ DRAINAGE CATCH BASIN
- ⊙ HYDRANT
- WATER VALVE
- GAS VALVE
- ⊙ LIGHT POLE
- ⊙ SIGN POST
- ⊙ IRON PIPE/ROD FOUND/SET
- ⊙ CONCRETE MONUMENT FOUND/SET
- ⊙ PROJECT BENCHMARK



ROW & UTILITY NOTES:

- COORDINATE ALL WORK WITHIN ROW, AS WELL AS ALL WORK RELATED TO THE MUNICIPAL UTILITY RELOCATIONS, WITH THE TOWN OF ESSEX DEPARTMENT OF PUBLIC WORKS.
- COORDINATE ALL WORK RELATED TO THE UNDERGROUND GAS RELOCATION, AS WELL AS THE PROPOSED GAS SERVICE CONNECTION, WITH VERMONT GAS SYSTEMS.
- COORDINATE ALL WORK RELATED TO THE ELECTRICAL, TELEPHONE AND COMMUNICATION CONNECTIONS WITH THE APPROPRIATE SERVICE PROVIDERS.



ZONING REQUIREMENTS

ZONING DISTRICT - MIXED USE PUD (MXD-PUD), RETAIL BUSINESS DISTRICT (B1)
 ZONING OVERLAYS - BUSINESS DESIGN CONTROL

DIMENSIONAL STANDARDS -

	REQUIRED	EXISTING	PROP. LOT 1	PROP. LOT 2
MINIMUM LOT AREA (SF) -	30,000	1,042,826	1,003,231	39,595
MINIMUM ROAD FRONTAGE (FT) -	150	1,172	788	384
MINIMUM FRONT YARD SETBACK (FT) -	50	±50	±50	58
MINIMUM SIDE YARD SETBACK (FT) -	0	±90	±90	40
MINIMUM REAR YARD SETBACK (FT) -	0	±46	±46	N/A
MAXIMUM LOT COVERAGE (%) -	70	±66.1	±68.7	56.3
MAXIMUM BUILDING HEIGHT (FT) -	40	<40	<40	<40
BUFFER ZONE (FT) -	N/A	N/A	N/A	N/A

PARKING REQUIREMENTS

PROPOSED USE: BANK
 SPACES REQ. = 1/200 SF @ 3,500 SF = 18 PARKING SPACES REQ.
 SPACES PROP. = 20 PARKING SPACES PROP. (1 VAN ACC.)

DESIGN FLOW CALCULATIONS

PROPOSED WATER DEMAND:
 - 10 EMPLOYEES @ 15 GPD/EMPLOYEE = 150 GPD

PROPOSED WASTEWATER FLOW:
 - 10 EMPLOYEES @ 15 GPD/EMPLOYEE = 150 GPD

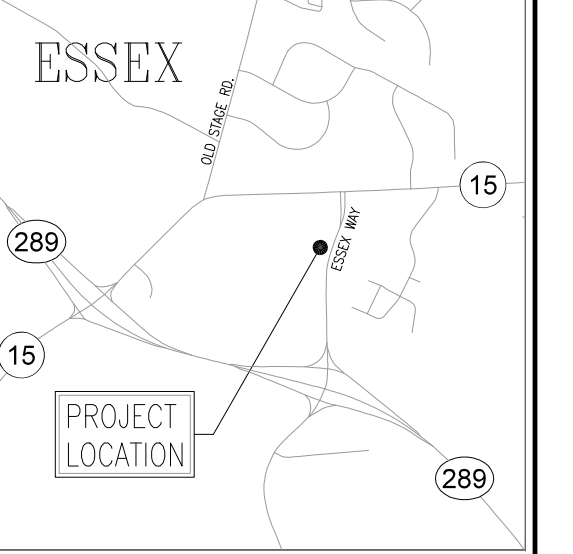


OWNER:
 Eurowest Retail Partners LTD
 P.O. Box 8567
 Essex, VT 05451-8567

APPLICANT:
 SeaComm Federal Credit Union
 30 Stearns St.
 Massena, NY 13662

PROJECT:
 Proposed Minor Subdivision
 21 Essex Way
 Essex, VT 05452

SHEET TITLE:
 Proposed Conditions Site Plan



- LOCATION MAP 1" = ±2,000'
- PRELIMINARY
 - FOR PERMITTING
 - NOT FOR CONSTRUCTION
 - FOR CONSTRUCTION

PROJECT NO.: 19042
 DATE: AUGUST 28, 2019
 SCALE: 1" = 20'

REV. NO.	DESCRIPTION	DATE
1	REVISIONS PER TOWN	11/18/19
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:
 C003

