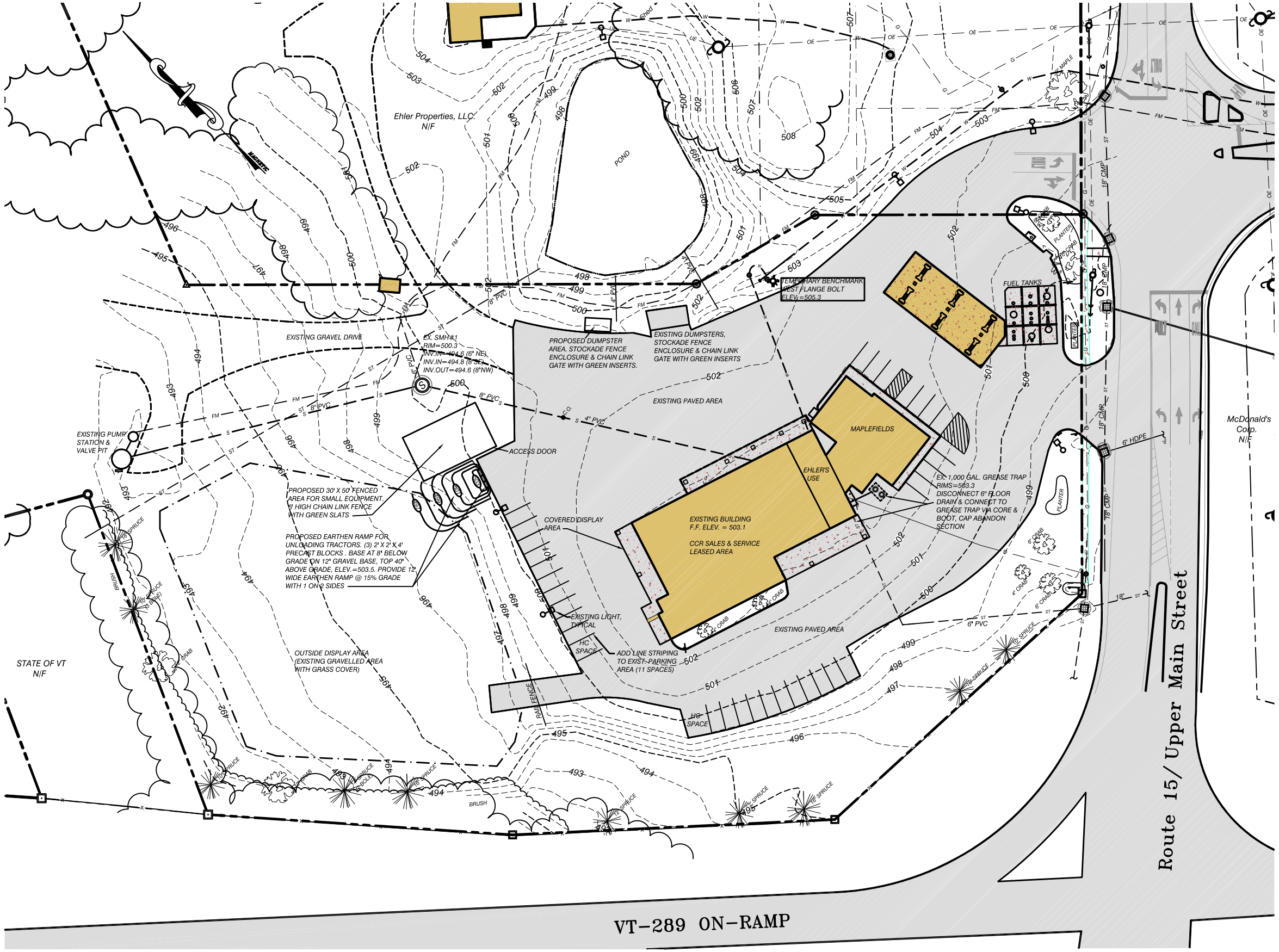

LOCATION MAP
Essex. VT 1" = 1,000'

*This Plan is a modified version of the CAD file provided by Civil Engineering Associates, Inc.

Purpose: The purpose of this plan is to depict the portion of the "Ehler" Building formerly occupied by Fit2Excel and historically occupied by Ehler's RV to be leased to CCR Sales & Service along with the following minor Site improvements:

1) *Add enclosed Dumpster Area;*
2) *Re-route existing Floor Drain;*
3) *Re-establish former Ehler's RV Outside Display Areas;*
4) *Add parking striping to existing area west of Building (11 spaces);*
5) *Add Earthen Ramp for Tractor unloading, and;*
6) *Add 30' x 50' fenced Small Equipment enclosure.*

Zoned: MXD - PUD; B-1 Retail Business

Equipment Sales, Service & Repair is a listed Condition Use.

Lot Size: 30,000 s.f. min.; 394,826 s.f. existing (9.06 acres)

Lot Frontage: 150' min.; 235 ft. existing

Front Setback: 50' min.
Side & Rear Setback: 0' min.
**50' Required from VT 289 On-Ramp.*

Lot Coverage: 70% max.; <70% Exisitng/Proposed

Parking (Ehler's Building):
Existing / Proposed: 23 spaces --> 2,300 s.f. max Sales Area based on 1 space per 100 s.f.

Owner / Applicant:
Ehlerville, LLC.
22 Perkins Drive
Essex Jct., VT 05452

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

DATE	REVISION	BY
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	DATE 10/07/19
DESIGN OBCA		JOB 2019-56
DRAWN GRT		FILE 2019-56-S1
CHECKED DWB		PLAN SHEET # 1
SCALE 1" = 30'		

Ehlerville, LLC
74 Upper Main Street Essex, VT

Site Plan

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
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