

PLAN SHEET LIST

- SHEET 1 SITE PLAN
- SHEET 2 EXISTING CONDITIONS PLAN
- SHEET 3 DETAILS & SPECIFICATIONS (1 OF 2)
- SHEET 4 DETAILS & SPECIFICATIONS (2 OF 2)
- SHEET 5 PHOTOMETRIC PLAN

Proposed Landscape Schedule

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
(Symbol)	4	SPRINGBERRY SHADBLOW	MEIBOHMIA SP.	1' GALLON
(Symbol)	0	BLACK CLOVERLEAF	MONIA MELANOCARPA	3 GALLON

Parking

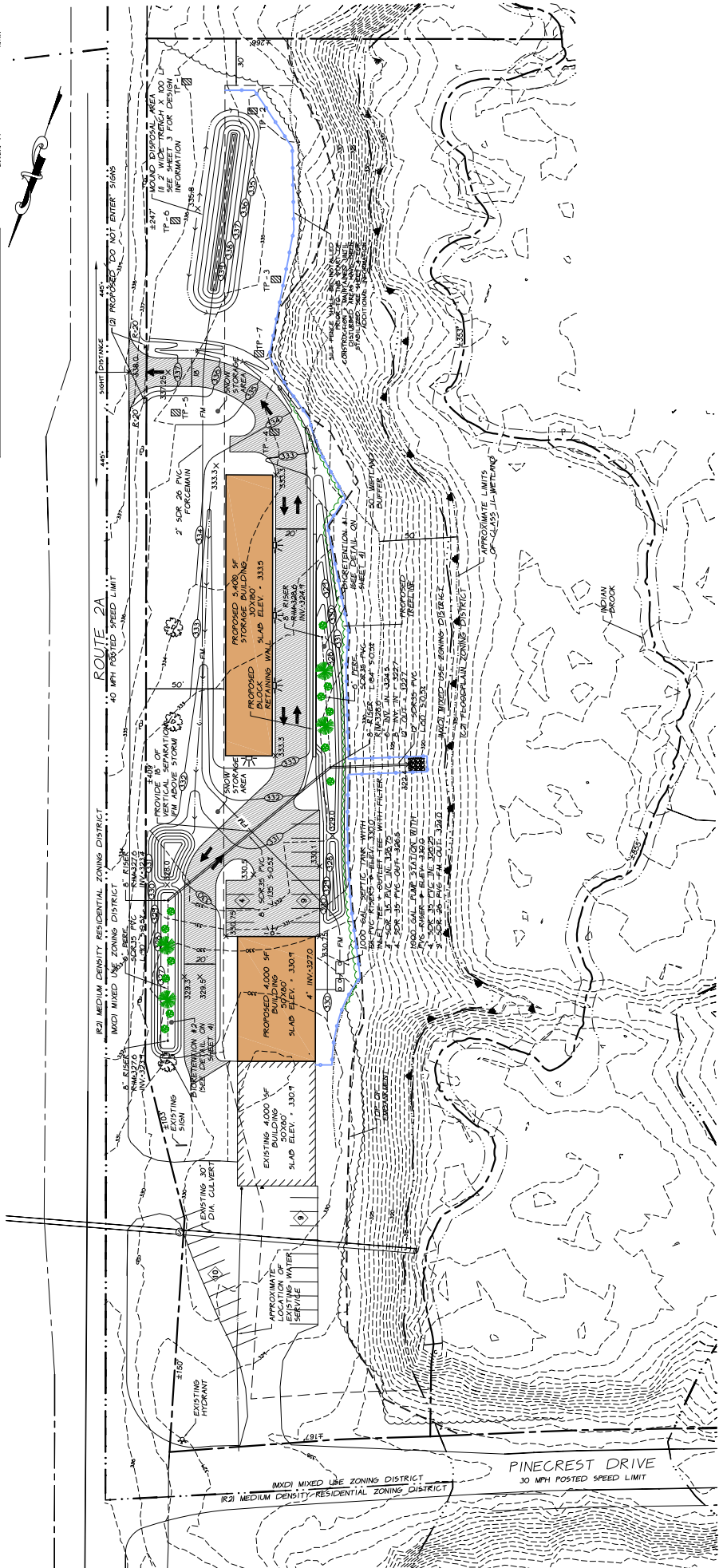
REQUIREMENTS:
 AUTOMOBILE REPAIR SHOPS: 1 SPACE PER 200 SF OR 64 OF SPACE
 - 1000 SF - 40 SPACES REQUIRED
TOTAL PARKING REQUIRED: 40 SPACES
TOTAL PARKING PROPOSED: 33 ADDITIONAL PARKING SPACES IN PROPOSED STORAGE BUILDING

Zoning Information

ZONED: MND, MIXED USE DEVELOPMENT DISTRICT
PARCEL ID: 2048004000
MIN LOT SIZE: 40000 SQ. FT.
MIN SETBACKS:
 FRONT: 50 FEET
 REAR: 30 FOOT BUFFER FROM RESIDENTIAL DISTRICT
BUILDING HEIGHT: 40 FEET MAXIMUM ALLOWABLE
PROPOSED: 40 FEET MAXIMUM ALLOWABLE
EXISTING: 0.88 ACRES 95%
PROPOSED: 0.91 ACRES 83%

Legend

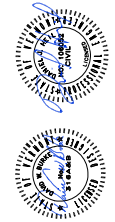
- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SETBACK PROPERTY BOUNDARY
- EXISTING GROUND CONTOUR - MAJOR
- EXISTING GROUND CONTOUR - MINOR
- PROPOSED TREELINE
- CLASS 1 WETLAND BOUNDARY
- CLASS 2 WETLAND BOUNDARY
- TOP OF DEMAND
- 3/4" FENCE
- PARKING COAT
- PROPOSED BUILDING AREA
- EXISTING BUILDING AREA
- TEST FIT LOCATION



NOTE:
 THIS PLAN IS NOT TO BE USED FOR PROPERTY CONFORMANCE
 SEE PLAN FOR PROPERTY CONFORMANCE PURPOSES
 THE CONTRACTOR SHALL NOTIFY "DUNSMUIR" AT
 1-888-360-5862 PRIOR TO ANY EXCAVATION.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

Owner & Applicant
 JASON LEO
 204 SHAMPIKE ROAD
 WILLISTON, VT 05495



DATE	DESCRIPTION	BY	FOR
08/20/2024	PRELIMINARY	JOB	FOR REVIEW
08/20/2024	FINAL	JOB	FOR REVIEW
08/20/2024	FINAL	JOB	FOR REVIEW
08/20/2024	FINAL	JOB	FOR REVIEW

O'LEARY-BURKE CIVIL ASSOCIATES, P.C.
 100 W. MAIN STREET, SUITE 100
 WASHINGTON, VT 05677
 TEL: 802-533-1111
 FAX: 802-533-1112
 WWW.OLEARYBURKE.COM

JASON LEO'S AUTOMOTIVE
 204 SHAMPIKE ROAD
 WILLISTON, VT 05495

SITE PLAN AMENDMENT