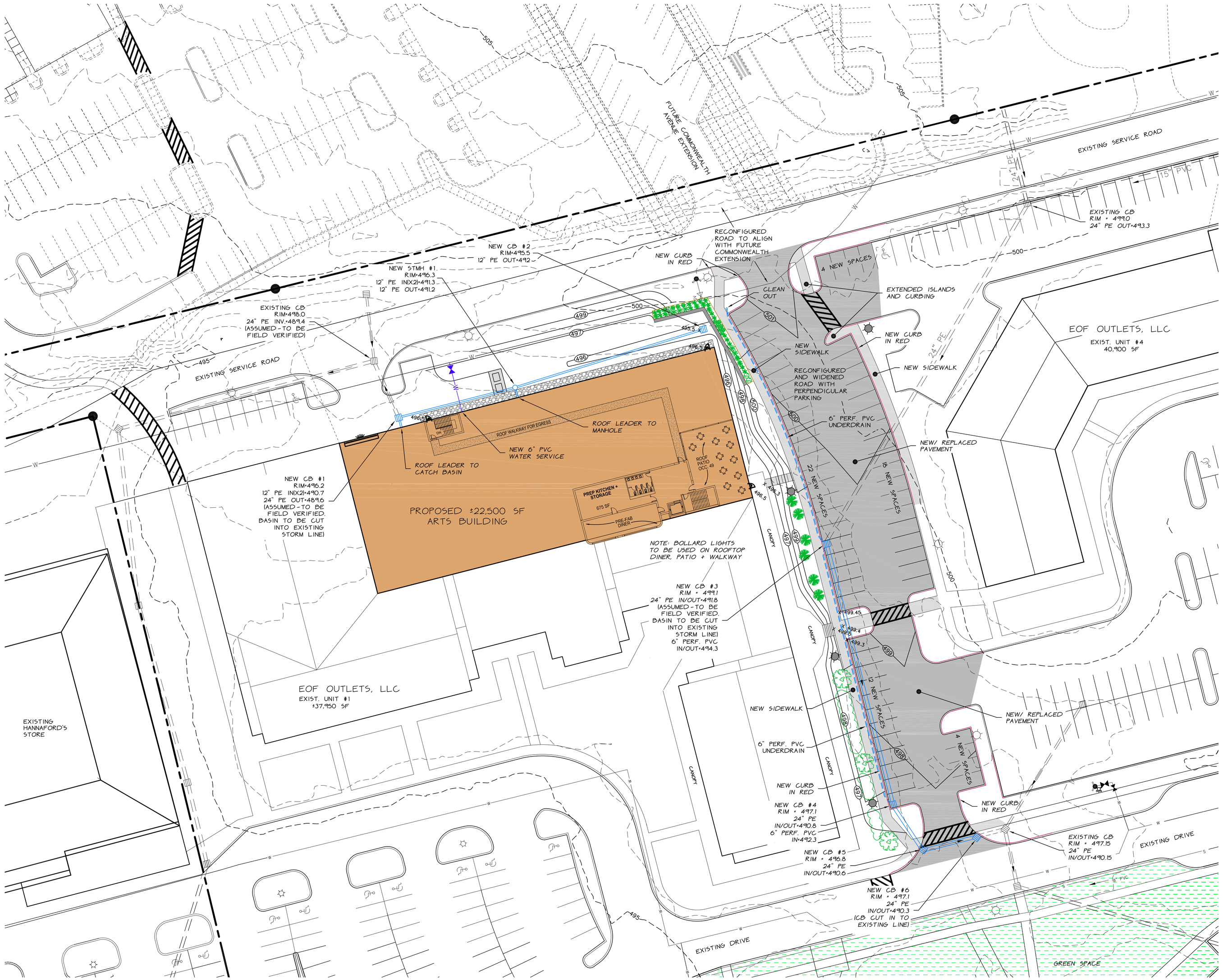

LEGEND

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- MAJOR LIDAR CONTOUR
- MINOR LIDAR CONTOUR
- FINISH GRADE CONTOUR
- EXIST. WATERLINE W/GATE VALVE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING BOLLARD
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED BUILDING MOUNTED LIGHTS
- PROPOSED & TRANSPLANTED TREES & SHRUBBERY

ZONING INFORMATION

ZONING DISTRICT: MIXED USE-PLANNED UNIT DEVELOPMENT (MXD-PUD)
MAP: 92 PARCEL: 1; BOOK: 956, PAGE: 375-379
TOTAL AREA = 23.94 ACRES - 21 ESSEX WAY

AREA AND DIMENSIONAL REQUIREMENTS: (EXISTING APPROVED LOT)

BUILDING REQUIREMENTS:

FRONT YARD SETBACK - 50 FT.
SIDE YARD SETBACK - NO REQUIREMENT
REAR YARD - NO REQUIREMENT
MAX BUILDING HEIGHT - 40 FEET
MAX TOTAL LOT COVERAGE - 70%

PARKING REQUIREMENTS (SEE SHARED PARKING STUDY):

EXISTING:	1084 SPACES
REQUIRED (SEE SHARED STUDY):	993 SPACES
PROPOSED:	1027 SPACES

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

GRAPHIC SCALE

30 0 15 30 60 120

1 inch = 30 ft.

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

SURVEY: OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	THE ESSEX EXPERIENCE	DATE: 4-7-20
DESIGN: OBCA		Essex, Vermont	JOB#: 98104
DRAWN: SEC	O'LEARY-BURKE CIVIL ASSOCIATES, PLC		FILE: 98104SPC-S1
CHECKED: PJO	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com	30-SCALE SITE PLAN	PLAN SHEET #: 3
SCALE: 1"=30'			