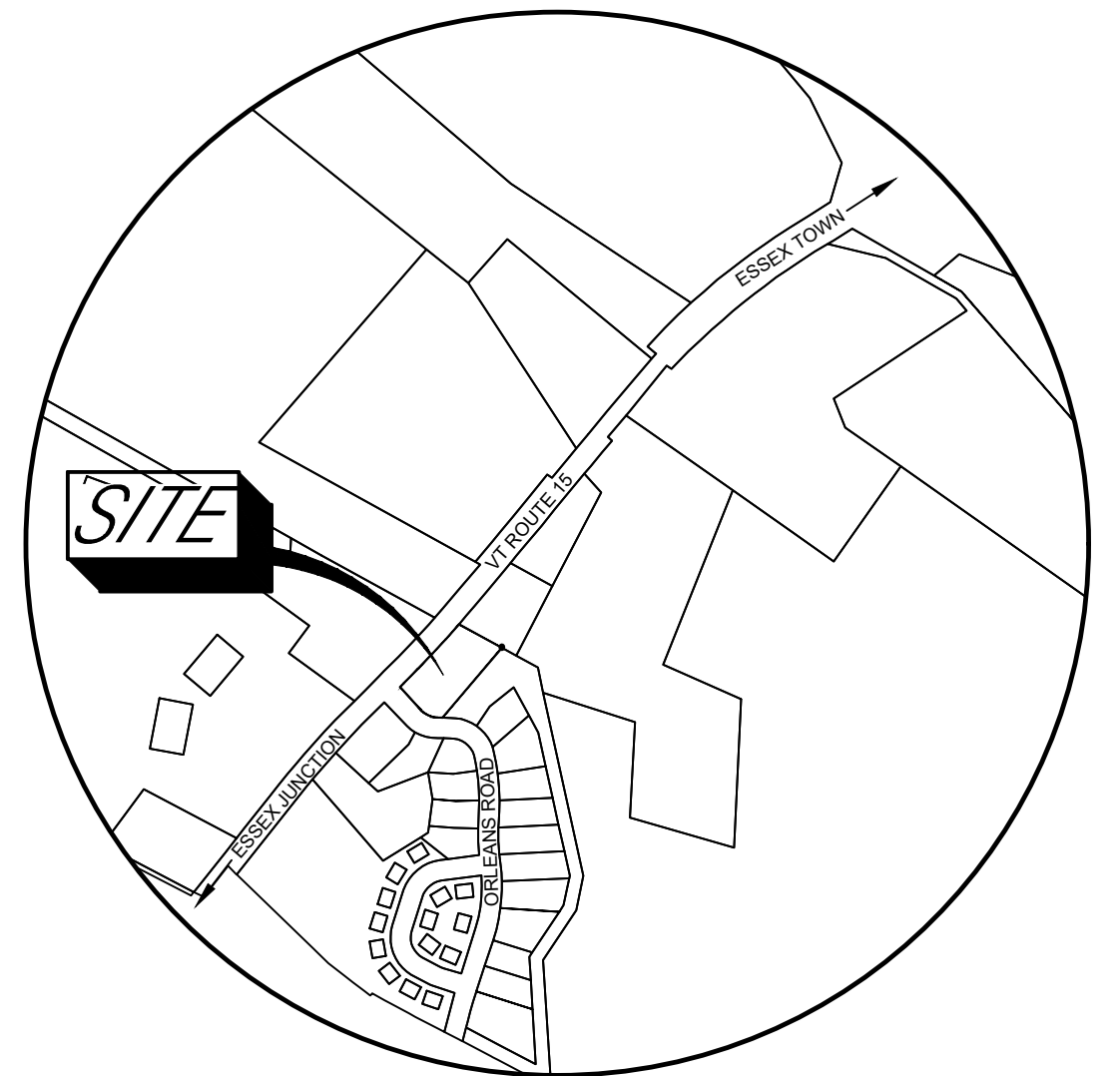
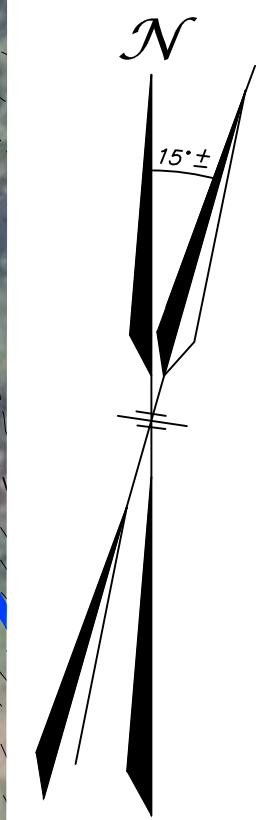
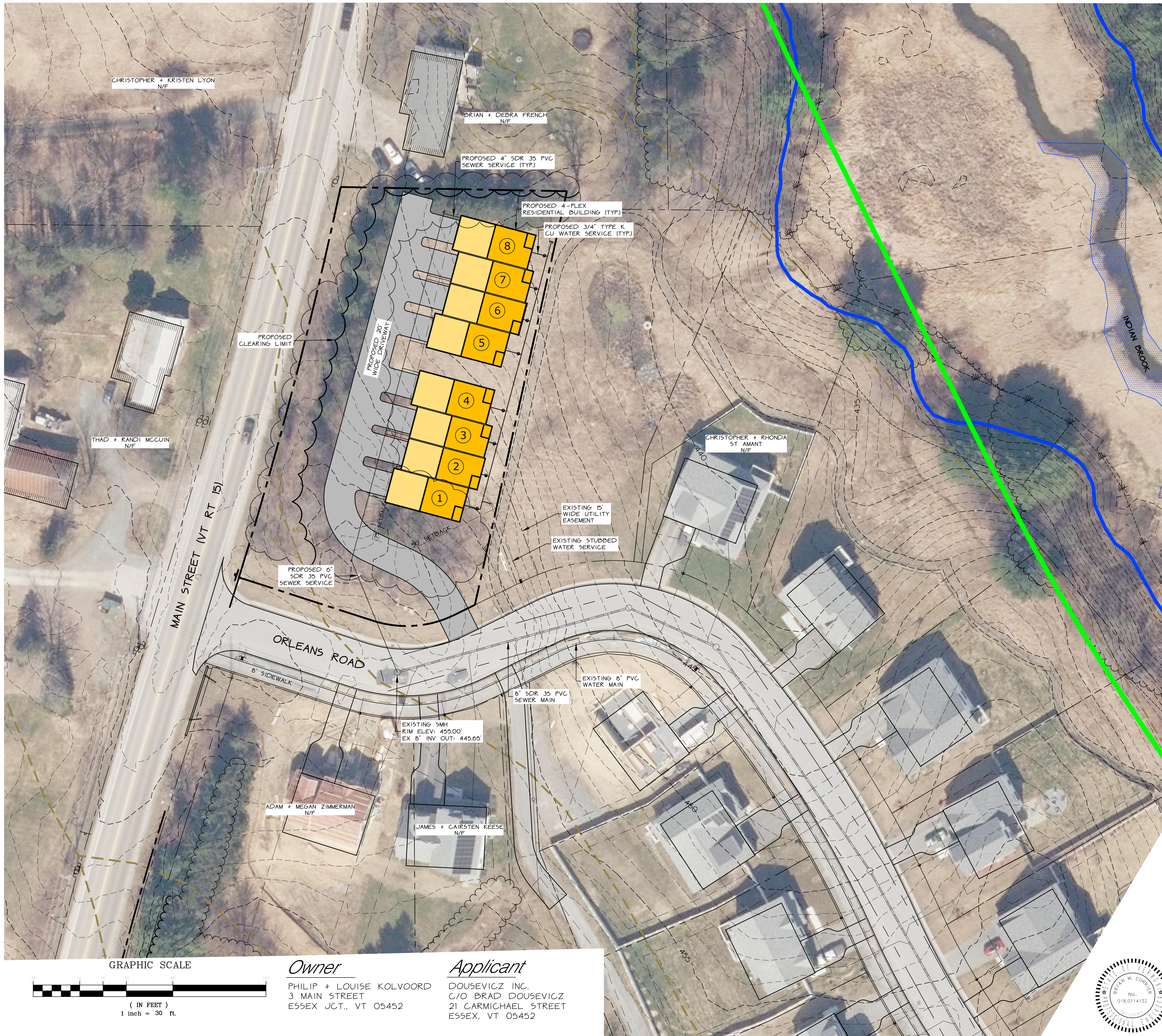




LOCATION MAP

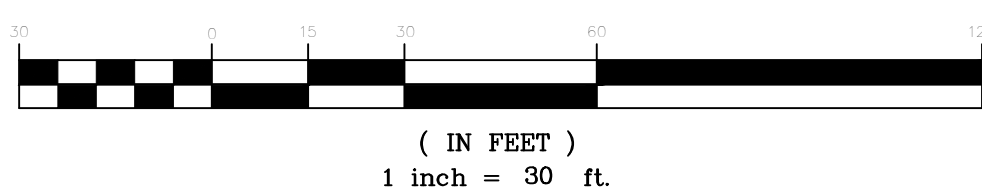
Zoning Information

ADDRESS: 21 UPPER MAIN STREET (PARCEL ID: 209-000-1000)		
PARCEL SIZE: 10.93 ACRES		
ZONING DISTRICT: MIXED USE-PUD (B1)		
DISTRICT DIMENSIONAL REQUIREMENTS		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 S.F.	±40,375 S.F.
MINIMUM LOT FRONTAGE	150'	>150'
MINIMUM FRONT SETBACK*	75'	75'
MINIMUM SIDE SETBACK	0'	0'
MINIMUM REAR SETBACK	0'	0'
MAXIMUM LOT COVERAGE	70%	40%
MAXIMUM RESIDENTIAL DENSITY	25 UNITS/1 AC	8 UNITS/0.93 AC
*NOTE: FRONT SETBACK IN B1 PORTION OF THE MXD-PUD DISTRICT IS 75 FEET ALONG VT ROUTE 15 OTHERWISE IT IS 50 FEET FROM ROW.		
WATER	- MUNICIPAL	
SEWER	- MUNICIPAL	
STORM	- ON-SITE	

Legend

	PROJECT BOUNDARY
	OTHER PROPERTY LINE
	SIDELINE OF EASEMENT
	CONTOUR LINE (U.S.G.S. DATUM)
	PROPOSED FINISH GRADE CONTOUR
	EXISTING TREELINE
	PROPOSED TREELINE
	PROPOSED SEWER + CLEAN-OUT
	PROPOSED WATER + SHUT-OFF
	EXISTING SEWERLINE
	EXISTING WATERLINE
	EXISTING/PROPOSED HYDRANT
	SOIL TYPE + BOUNDARY
	RIVER CORRIDOR BUFFER
	FLOODPLAIN
	DELINEATED WETLAND

GRAPHIC SCALE

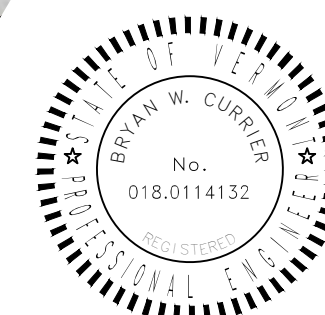


Owner

PHILIP + LOUISE KOLVOORD
3 MAIN STREET
ESSEX JCT., VT 05452

Applicant

DOUSEVICZ INC.
C/O BRAD DOUSEVICZ
21 CARMICHAEL STREET
ESSEX, VT 05452



DATE	REVISION	BY
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY	DATE 1-18-25
DESIGN OBCA	☐ FINAL ☒ SKETCH/CONCEPT	JOB# 2013-66
DRAWN NKP	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	
CHECKED BWC	21 UPPER MAIN STREET ESSEX, VT	
SCALE 1"=30'	13 CORPORATE DRIVE ESSEX, VT 05452 PHONE: 878-9800 FAX: 878-9809 E-MAIL: obca@olearyburke.com	
Streamside Village		FILE 2013-66-8 UNIT
Site Plan		PLAN SHEET # 1