

LOCATION MAP

Zoning Information

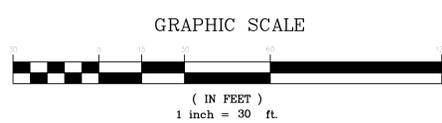
ADDRESS: 21 UPPER MAIN STREET (PARCEL ID: 209-000-1000)
 PARCEL SIZE: ±0.93 ACRES
 ZONING DISTRICT: MIXED USE-PUD (B1)
 DISTRICT DIMENSIONAL REQUIREMENTS

	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 & MANHOLE
	PROPOSED WATER + SHUT-OFF
	EXISTING SEWERLINE
	EXISTING WATERLINE
	EXISTING/PROPOSED HYDRANT
	SOIL TYPE & BOUNDARY
	RIVER CORRIDOR BUFFER
	FLOODPLAIN
	DELINEATED WETLAND



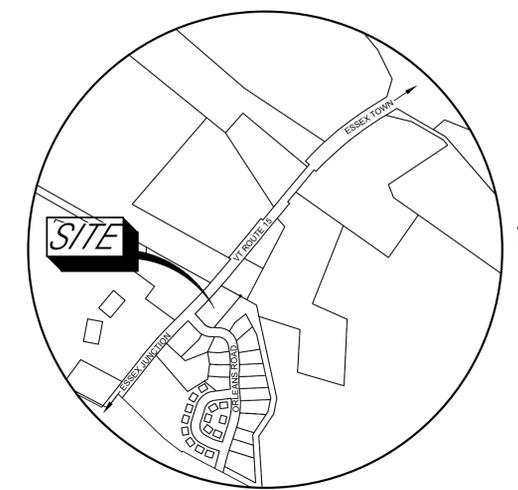
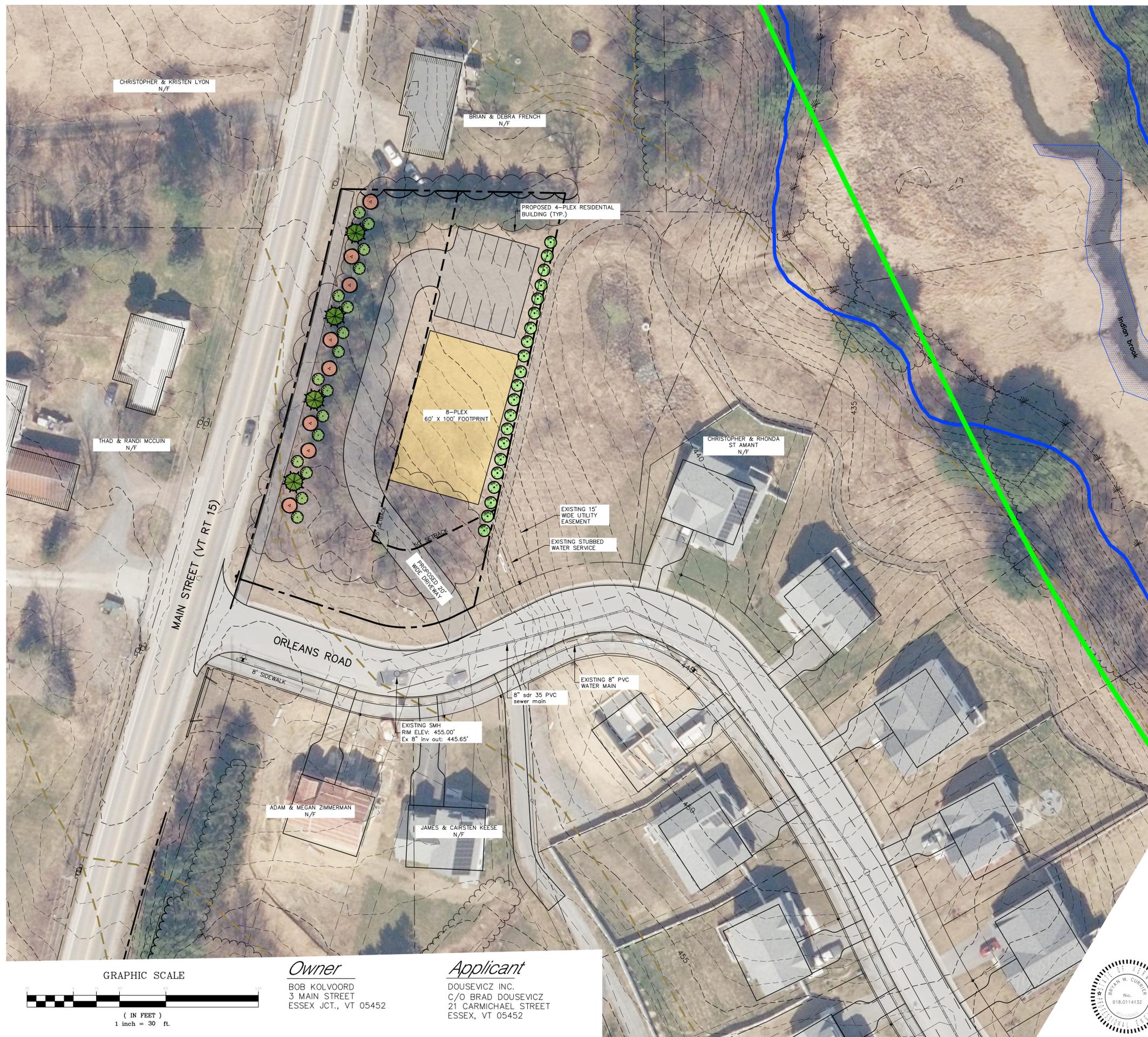
Owner
 BOB KOLVOORD
 3 MAIN STREET
 ESSEX JCT., VT 05452

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



DATE	REVISION	BY
SURVEY	OBCA	DATE 8-6-25
DESIGN	OBCA	JOB# 2013-06
DRAWN	OBCA	FILE 2013-06-8 UNIT
CHECKED	OBCA	PLAN SHEET #
SCALE	1"=30'	

<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> FINAL <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> SKETCH/CONCEPT	Streamside Village Phase II 21 UPPER MAIN STREET ESSEX, VT
O'LEARY-BURKE CIVIL ASSOCIATES, PLC 13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com	Concept Plan 1



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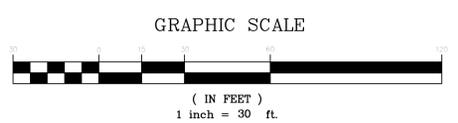
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