



LOCATION PLAN

ZONING INFORMATION

ZONED: INDUSTRIAL (I)
 LOT SIZE: 2.28 ACRES
 PARCEL ID: 2023002000
 MIN. LOT SIZE: 40,000 S.F. (0.92 ACRES)
 MIN. LOT FRONTAGE: 200 FT
 MIN. SETBACKS:
 FRONT: 50 FEET
 REAR: 25 FEET
 BUILDING HEIGHT: 45 FEET MAXIMUM ALLOWABLE
 PROPOSED: < 45'
 LOT COVERAGE: 70% MAXIMUM ALLOWABLE
 PROPOSED: 0.99 ACRES 43.0%

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- STRIKED BOUNDARY - MAJOR
- EXISTING BOUNDARY - MINOR
- PROPOSED FINISH GRADE CONTOUR
- PROPOSED FINISH GRADE
- SILT FENCE
- PROPOSED BUILDING AREA
- PROPOSED LANDSCAPING
- PROPOSED LIGHT FIXTURE (SEE SHEET 3)

PROPOSED LANDSCAPE SCHEDULE

QUANTITY	COMMON NAME	BOYD'S NAME	SIZE
2	NORTHERN RED OAK	QUERCUS RUBRA	2-2" CALIPER
2	RED MAPLE	ACER RUBRUM	2-2" CALIPER
9	AUSTRIAN PINE	PRINUS NIGRA	MIN. 5' HEIGHT
17	BLACK CHERRY	PRUNUS MELANOCARPA	3 GALLON

STORM SEWER COMPUTATIONS

STRUCTURE	INVERT ELEVATIONS	LENGTH	SLOPE	DIAMETER	MATERIAL	TOP OF UPSTREAM STRUCTURE	
From	Upstream Invert	Feet	Feet/Feet	INCHES		343.70	
VI.1	342.14	341.70	0.008	12"	SDR35 PVC	342.20	
VI.2	342.14	341.70	0.008	12"	SDR35 PVC	342.20	
VI.1	POD OUTFALL	341.70	342.30	20.00	12"	SDR35 PVC	342.20



OWNER & APPLICANT

18 RIVER ROAD, LLC
 MINI-STORAGE
 ESSEX, VT

PREPARED BY:
 O'LEARY-BURKE
 CIVIL ASSOCIATES, P.C.
 ESSEX, VT

DATE: 01/27/23
SCALE: 1"=30'

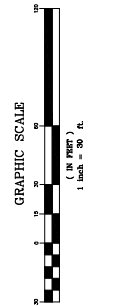
PROJECT: 18 RIVER ROAD, LLC
DATE: 01/27/23
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OWNER & APPLICANT

18 RIVER ROAD, LLC
 18 RIVER ROAD, LLC (SHEET)
 42 RIVER ROAD
 ESSEX, VT 05452



NOTE:
 THIS LOT IS EXISTING. THIS SITE PLAN IS NOT INTENDED TO PROVIDE DETAILED LOT BEARING & DISTANCES AND IS NOT TO BE USED FOR PROPERTY CONVEYANCE.

THE CONTRACTOR SHALL VERIFY "BUMPERS" AT 1-888-366-SAFE PRIOR TO ANY EXCAVATION.