

LOCATION PLAN

Legend

PROJECT BOUNDARY	---
LOT LINE	---
SIDELINE OF EASEMENT	---
SETBACK	---
EXISTING TREELINE	~~~~~
EXISTING UTILITY POLE	⊙
EXISTING GRADE CONTOUR	-500-
EXISTING WATERLINE	-W-
EXISTING SEWERLINE	-S-
WETLAND LIMITS	-----
50' WETLAND BUFFER	-----

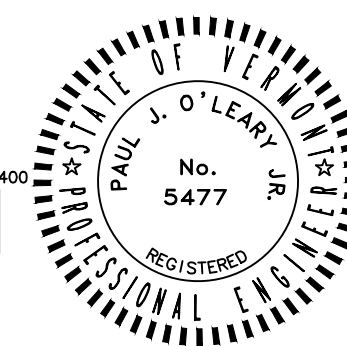
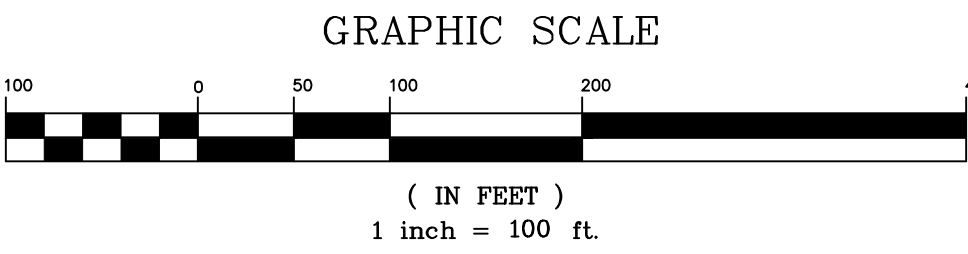
Zoning Information

PARCEL INFO: TAX MAP 33 PARCEL 17
 ACREAGE: 16.89 ACRES
 ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (AR)
 INDUSTRIAL (I1)

DIMENSIONAL STANDARDS	PUD-AG	PUD-I1
MINIMUM LOT AREA	3 ACRES	30,000 SF
MINIMUM LOT FRONTAGE	100 FEET	200 FEET
MINIMUM SETBACKS		
FRONT YARD	20 FEET	25 FEET
SIDE YARD	10 FEET	25 FEET
REAR YARD	25 FEET	25 FEET

Owner and Applicant

Scott Lee & Pamela Schirner
 247 River Road
 Essex Junction, VT 05452



DATE	REVISION	BY
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE
OBCA	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	1/5/22
DESIGN		2021-152
OBCA		FILE
DRAWN		2021-152-S2
RCM		PLAN SHEET #
CHECKED		
PJO		
SCALE		
1"=100'		

O'LEARY-BURKE
 CIVIL ASSOCIATES, PLC

2-LOT SUBDIVISION AND PUD

247 RIVER ROAD - ESSEX JUNCTION, VT

SKETCH PLAN