

LOCATION PLAN
N.T.S.

LEGEND

	PROJECT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EASEMENT BOUNDARY
	SETBACK
	LIMITS OF CLASS 2 WETLAND
	LIMITS OF WETLAND 50' BUFFER
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EXISTING SEWER LINE
	PROPOSED WATER SERVICE
	EXISTING WATERMAIN
	EXISTING/PROPOSED HYDRANT
	SILT FENCE / CONSTRUCTION TAPE
	PROPOSED FENCELINE
	PROPOSED BUILDING
	PROPOSED PAVED AREA

ZONING INFORMATION

PARCEL ID: 2055007000
 LOT SIZE: ±2.9 ACRES
 ZONED: INDUSTRIAL (I1)
DIMENSIONAL REQUIREMENTS
 MINIMUM LOT AREA: 60,000 S.F. (1.38 ACRES)
 MINIMUM LOT FRONTAGE: 200 FT
 MAXIMUM ALLOWED COVERAGE: 70% MAXIMUM
 PROPOSED COVERAGE: 0.3 ACRES (10.3%)
SETBACKS:
 FRONT: 50 FT CONVENTIONAL
 SIDE: 25 FT CONVENTIONAL
 REAR: 25 FT CONVENTIONAL
BUILDING HEIGHT:
 45' MAXIMUM ALLOWABLE
 PROPOSED: <45'

PARKING COMPUTATIONS

REQUIREMENTS:
 WAREHOUSE:
 2 SPACES PER FOR EVERY 3 EMPLOYEES
 4 EMPLOYEES X 2 SPACES/3 EMPLOYEES = 3 SPACES
 TOTAL PARKING REQUIRED: 3 SPACES
 TOTAL PARKING PROPOSED: 5 SPACES
 (INCLUDES 1 HANDICAP SPACES)

LANDSCAPE SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	BOTANIC NAME	SIZE
	7	NORTHERN RED OAK	QUERUS RUBRA	2-2 1/2" CALIPER
	3	RED MAPLE	ACER RUBRUM	2-2" CALIPER
	7	BLACK CHOKEBERRY	ARONIA MELANOCARPA	3 GALLON

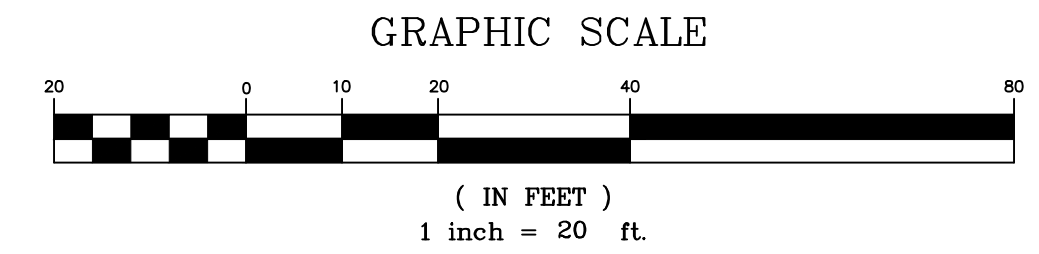
OWNER & APPLICANT

FRANKLIN SOUTH, LLC
 (C/O GABRIEL HANDY)
 124 COLLEGE PARKWAY
 COLCHESTER, VT 05446

NOTES:

- 1) THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES.
- 2) ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

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



4/13/22	REVISED PER TOWN FIRE CHIEF COMMENTS	DJH
4/8/22	REVISED PER TOWN OF ESSEX DPW 4/8/2022 MEMO	DJH
4/1/22	REVISED PER VTRANS COMMENTS	DJH
DATE 3/24/22	REVISION RELOCATED LOWER ACCESS DRIVE / ELIMINATED WETLAND BUFFER IMPACTS	BY DJH
SURVEY	OBCA	DATE 3/17/22
DESIGN	OBCA	DATE 2021-106
DRAWN	OBCA	FILE 2021-106-54
CHECKED	DWB	PLAN SHEET #
SCALE	1" = 20'	

HANDY PARCEL
 181 COLCHESTER RD ESSEX, VT
O'LEARY-BURKE CIVIL ASSOCIATES, PLC
 13 CORPORATE DRIVE
 ESSEX, VT 05726
 PHONE: 878-9580
 FAX: 878-9589
 E-MAIL: o'leary@olearyburke.com

SITE PLAN

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