

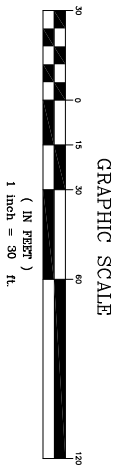
VT-289 ON-RAMP

Route 15/ Upper Main Street

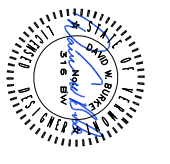


Legend

- Project Boundary
- - - Abutting Property Line
- Existing Ground Contour
- - - Existing Edge of Woods
- - - Existing Water Line
- - - Existing Sewer Line
- - - Existing Storm Line



Owner / Applicant:
Ehlerville, LLC.
 22 Perkins Drive
 Essex Jct., VT 05452



DATE: 06/02/23	REVISION: REVISED PLAN TO SHOW ADDITIONAL DISPLAY AREAS, PARKING CHANGES & CIRCULATION.	BY: DBM
SHEET: 01 OF 01	REVISION: REVISED PLAN TO SHOW PROPOSED GREASE INTERCEPTOR AND PUMP STATION.	DATE: 10/07/19
DESIGN: O'LEARY-BURKE	DESIGN: O'LEARY-BURKE	SCALE: 1" = 30'
PROJECT: CIVIL ASSOCIATES, PLC	PROJECT: CIVIL ASSOCIATES, PLC	PROJECT: CIVIL ASSOCIATES, PLC
OWNER: Ehlerville, LLC	OWNER: Ehlerville, LLC	OWNER: Ehlerville, LLC
ADDRESS: 74 Upper Main Street, Essex, VT	ADDRESS: 74 Upper Main Street, Essex, VT	ADDRESS: 74 Upper Main Street, Essex, VT
PROJECT: Site Plan	PROJECT: Site Plan	PROJECT: Site Plan
SCALE: 1" = 30'	SCALE: 1" = 30'	SCALE: 1" = 30'

*This Plan is a modified version of the CAD file provided by Civil Engineering Associates, Inc.

Zoned: MXD - PUD: B-1 Retail Business

Equipment Sales, Service & Repair is a listed Condition Use.

Lot Size: 30,000 s.f. min.; 394,826 s.f. existing (9.06 acres)

Lot Frontage: 150' min.; 235 ft. existing

Front Setback: 50' min.

Side & Rear Setback: 0' min.

***50' Required from VT 289 On-Ramp.**

Lot Coverage: 70% max.; <70% Existing/Proposed

Parking (Ehler's Building):
 Existing / Proposed: 23 spaces --> 2,300 s.f. max Sales Area based on 1 space per 100 s.f.