

**LOCATION PLAN**

1"=500'

**LEGEND**

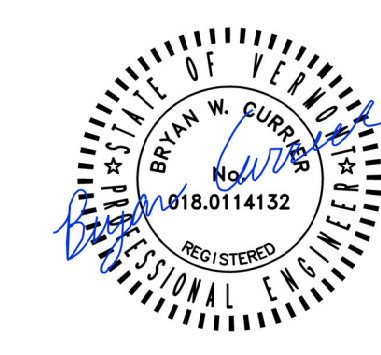
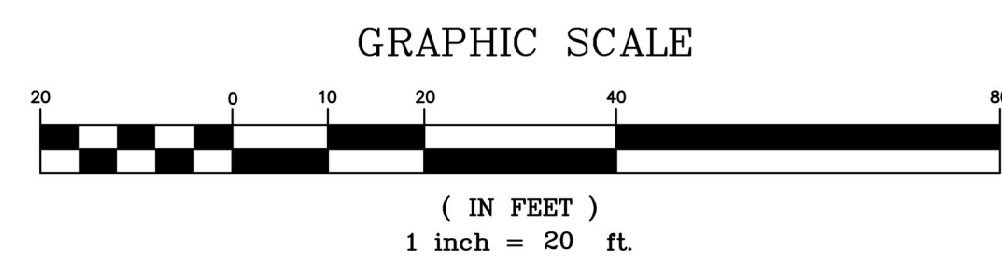
	PROJECT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED NEW PROPERTY BOUNDARY
	BUILDING SETBACK
	EXISTING MUNICIPAL SEWER LINE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATERMAIN
	EXISTING HYDRANT
	EXISTING SEWER SERVICE
	PROPOSED NEW SEWER SERVICE
	PROPOSED NEW WATER SERVICE

**ZONING SUMMARY**

ZONING DISTRICT: RESIDENTIAL 2 (R2)

PARCEL: 2 RIVER STREET, MAP I.D.: 1021070000, SPAN: 207-066-15590

CRITERIA	MINIMUM	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	7,500 SF	±8,978 SF	±7,624 SF
LOT COVERAGE (MAX)	40%	16%	N/A
BUILDING COVERAGE (MAX)	25%	10.3%	1.2%
BUILDING HEIGHT (MAX)	35 FT	< 35 FT	10 FT
FRONT YARD SETBACK	15 FT	±8 FT (EXISTING)	N/A
SIDE YARD SETBACK	8 FT	±10 FT (EXISTING)	N/A
REAR YARD SETBACK	25 FT	±65 FT (EXISTING)	±18 FT



DATE: 08/17/23	REVISION: A	BY: OBCA
SURVEY: OBCA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE: 08/17/23
DESIGN: OBCA	<input type="checkbox"/> FINAL <input checked="" type="checkbox"/> SKETCH/CONCEPT	JOB#: 2023-17
DRAWN: OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	
CHECKED: BWC	2 RIVER STREET ESSEX JUNCTION, VT	
SCALE: 1" = 15'	Site Plan	
	PLAN SHEET # 1	