

LOT #6
265-ACRES

LOT #2
198-ACRES

LOT #1
276-ACRES

Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- CONTROL LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- EXISTING ELECTRIC/TV/TELEPHONE LINE
- PROPOSED SEWERLINE
- PROPOSED STORMLINE
- PROPOSED WATERLINE
- EXISTING NATURAL GASLINE
- EXISTING HYDROKANT
- PROPOSED HYDROKANT
- SOIL TYPE + BOUNDARY

Zoning Information

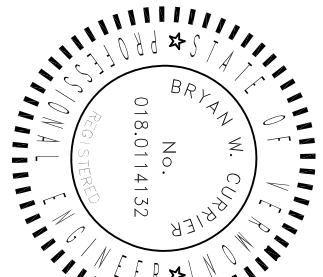
LOT 1 - FORESTDALE INDUSTRIAL PARK
ZONING DISTRICT RESOURCE PRESERVATION DISTRICT (RPD-II)

DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 SF	120,013 SF
MINIMUM LOT FRONTAGE	200	74'
MINIMUM FRONT SETBACK	50'	120'
MINIMUM SIDE SETBACK	25'	25'
MINIMUM REAR SETBACK	25'	200'
MINIMUM BUFFER RESIDENTIAL	200'	N/A
MAXIMUM LOT COVERAGE	60%	52.0%
MAXIMUM BUILDING HEIGHT	45'	45'
WATER - MUNICIPAL		
SEWER - MUNICIPAL		
STORM - ON-SITE		

Parking Requirements

REQUIRED
OFFICE 1 SPACES PER 250 SF GFA
8,100 SF X 1 SPACE/250 SF = 33 SPACES
LIGHT MANUFACTURING/STORAGE AND DISTRIBUTION FACILITIES
1 SPACES PER 400 SF GFA
20,000 SF X 1 SPACE/400 SF GFA = 50 SPACES
TOTAL 83 SPACES REQUIRED
PROPOSED 84 SPACES (1 HANDICAPPED SPACES)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



DATE 12/6/12	REVISION CONSULTANT PLAN SET	BY BNC
DATE 2/1/13	REVISION REVISION BASED ON TOWN COMMENTS	BY BNC
DATE 1/24/17	REVISION REVISION BASED ON TOWN COMMENTS	BY BNC
DATE 10/26/16	REVISION REVISION BASED ON TOWN COMMENTS	BY BNC
DATE 8/11/15	REVISION REVISION BASED ON TOWN COMMENTS	BY BNC
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O'LEARY-BURKE
CIVIL ASSOCIATES, PLLC

Lands of Allen Brook Development
Thompson Drive
Essex, VT
Lot #1 Site Plan
PLAN SHEET # **2**