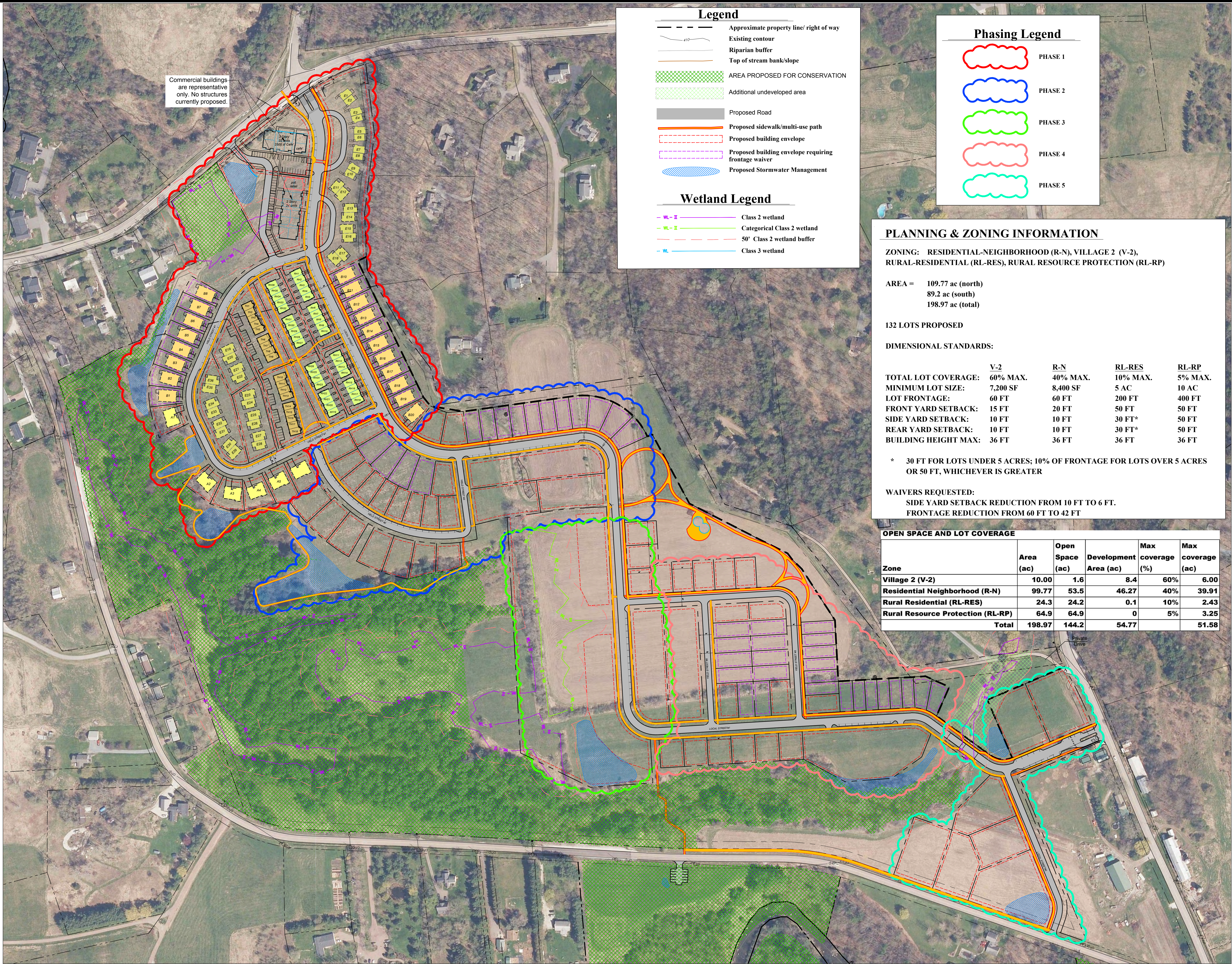




Commercial buildings are representative only. No structures currently proposed.

- Legend**
- Approximate property line/ right of way
 - Existing contour
 - Riparian buffer
 - Top of stream bank/slope
 - AREA PROPOSED FOR CONSERVATION
 - Additional undeveloped area
 - Proposed Road
 - Proposed sidewalk/multi-use path
 - Proposed building envelope
 - Proposed building envelope requiring frontage waiver
 - Proposed Stormwater Management

- Wetland Legend**
- WL - II Class 2 wetland
 - WL - II Categorical Class 2 wetland
 - 50' Class 2 wetland buffer
 - WL Class 3 wetland

- Phasing Legend**
- PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4
 - PHASE 5

PLANNING & ZONING INFORMATION

ZONING: RESIDENTIAL-NEIGHBORHOOD (R-N), VILLAGE 2 (V-2), RURAL-RESIDENTIAL (RL-RES), RURAL RESOURCE PROTECTION (RL-RP)

AREA = 109.77 ac (north)
89.2 ac (south)
198.97 ac (total)

132 LOTS PROPOSED

DIMENSIONAL STANDARDS:

	V-2	R-N	RL-RES	RL-RP
TOTAL LOT COVERAGE:	60% MAX.	40% MAX.	10% MAX.	5% MAX.
MINIMUM LOT SIZE:	7,200 SF	8,400 SF	5 AC	10 AC
LOT FRONTAGE:	60 FT	60 FT	200 FT	400 FT
FRONT YARD SETBACK:	15 FT	20 FT	50 FT	50 FT
SIDE YARD SETBACK:	10 FT	10 FT	30 FT*	50 FT
REAR YARD SETBACK:	10 FT	10 FT	30 FT*	50 FT
BUILDING HEIGHT MAX:	36 FT	36 FT	36 FT	36 FT

* 30 FT FOR LOTS UNDER 5 ACRES; 10% OF FRONTAGE FOR LOTS OVER 5 ACRES OR 50 FT, WHICHEVER IS GREATER

WAIVERS REQUESTED:
SIDE YARD SETBACK REDUCTION FROM 10 FT TO 6 FT.
FRONTAGE REDUCTION FROM 60 FT TO 42 FT

Zone	Area (ac)	Open Space (ac)	Development Area (ac)	Max coverage (%)	Max coverage (ac)
Village 2 (V-2)	10.00	1.6	8.4	60%	6.00
Residential Neighborhood (R-N)	99.77	53.5	46.27	40%	39.91
Rural Residential (RL-RES)	24.3	24.2	0.1	10%	2.43
Rural Resource Protection (RL-RP)	64.9	64.9	0	5%	3.25
Total	198.97	144.2	54.77		51.58

O'BRIEN BROTHERS SHELBURNE

Irish Hill Road, Spear Street, & Thompson Road, Shelburne, Vermont



164 Main Street, Suite 201
Colchester, Vermont 05446
email@krebssandlansing.com

**ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION**

OWNER AND APPLICANT:

O'BRIEN BROTHERS
1855 WILLISTON ROAD
SOUTH BURLINGTON, VT 05403

PROPERTY INFORMATION:



LANDS NORTH OF THOMAS ROAD

REV. NO.	REVISIONS/COMMENTS	DATE
1	Lots	5/22/26
2	Park lot, duplexes	7/08/26
3	Park adjustments	7/29/26

DRAWING TITLE:
MASTER PLAN

DATE ISSUED: 04/16/26

DRAWN BY: SWH

CHECKED BY:

PROJECT NO.: 23307

SCALE: 1"=150'

DRAWING NO.:

REV. NO.:

M-1

DWG NAME: 23307:Thomas Existing.dwg