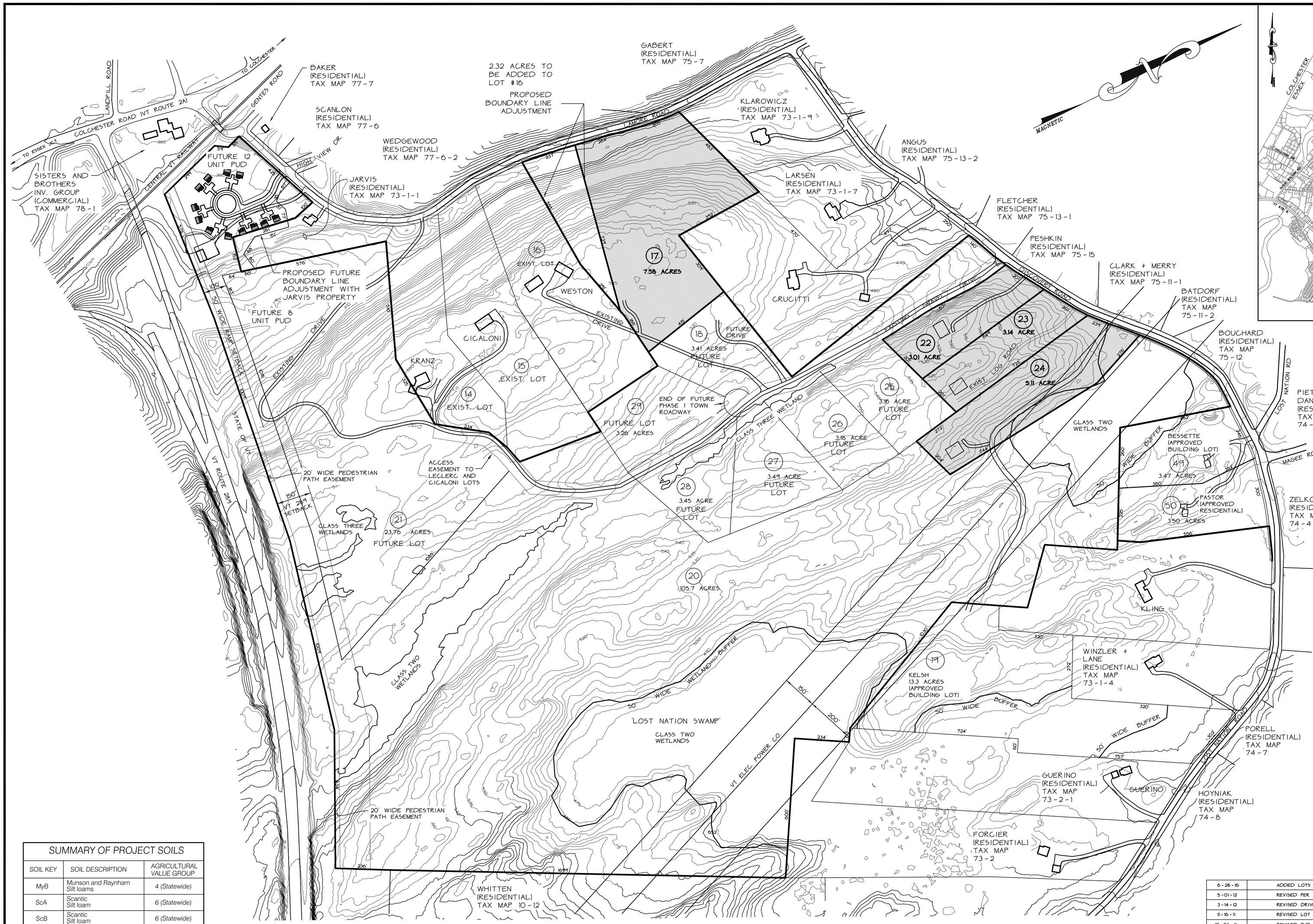

LOCATION PLAN

NTS

LEGEND

- PROJECT BOUNDARY
- ABUTTING BOUNDARY
- PROPOSED LOT LINE
- FORMER LOT LINE
- SIDELINE OF EASEMENT
- 500 EXISTING CONTOUR
- RAIL ROAD TRACK
- EXISTING FENCELINE
- EXISTING GRAVEL ROAD/DRIVE
- FUTURE DRIVE
- SOIL TYPE LIMIT
- UTILITY POLE
- WETLAND LIMITS
- WETLAND BUFFER
- POSSIBLE FOOTPATH LOCATION

PROJECT STATISTICS

ZONING DISTRICT - AGRICULTURAL-RESIDENTIAL (AR)
TOTAL PARCEL AREA = APPROX. 176 ACRES
MIN. LOT SIZE = 3 ACRES
MIN. FRONTAGE = 200 FT.
MIN. 50 FT. FRONTYARD SETBACK
MIN. 25 FT. SIDEYARD SETBACK
MIN. 25 FT. REARYARD SETBACK
MASTER PLAN (PRIOR TO THIS PROPOSAL-29 REMAINING LOTS)
ONE COMMERCIAL LOT (LOT 20)
26 PUD-R LOTS WITH PROJECT COMMON SPACE
3 CONVENTIONAL RESIDENTIAL LOTS
PROPOSAL
FOUR (4) NEW RESIDENTIAL LOTS
TWO (2) NEW CURBCUTS ON DISCOVERY ROAD
ON-SITE SEWAGE DISPOSAL SYSTEM (COMMUNITY)
DRILLED WELLS
20 PUD RESIDENTIAL UNITS REMAINING (TO BE PERMITTED)
8 CONVENTIONAL LOTS REMAINING (TO BE PERMITTED)

SUMMARY OF PROJECT SOILS

SOIL KEY	SOIL DESCRIPTION	AGRICULTURAL VALUE GROUP
MyB	Munson and Raynham Silt loams	4 (Statewide)
ScA	Scantic Silt loam	6 (Statewide)
ScB	Scantic Silt loam	6 (Statewide)
Lh	Livingston Clay	6 (Statewide)
PeC	Peru Stony loam	8 (NPSL)
LyD	Lyman-Marlow Very Rocky Loams	10 (NPSL)
LyE	Lyman-Marlow Very Rocky Loams	11 (NPSL)
CbD	Cabot Extremely Stony Silt Loam	11 (NPSL)
Mp	Muck and Peat	11 (NPSL)
PsE	Peru Extremely Stony Silt Loam	11 (NPSL)

DATE	REVISION	BY
6-28-16	ADDED LOTS 17, 22, 23, + 24	PJO
5-01-12	REVISED PER 4-19-12 PUBLIC WORKS MEMO	HLS
3-14-12	REVISED DRIVE LOCATION TO LOT 19, UPDATED ABUTTERS, UPDATED FOR TOWN FINAL SUBMITTAL	HLS
11-16-11	REVISED LOT 20 PER PROPERTY SURVEY	HLS
10-06-11	REVISED PUD LAYOUT PER CONTINUED HEARING OF 9-22-11	HLS
7-25-11	REVISED PROJECT STATISTICS	HLS
6-01-11	REVISED PER SITE PLAN SUBMITTAL	HLS
4-07-11	REVISED PER EIGHT UNIT PRD AND ADDED SOILS CHART	HLS
2-03-11	REMOVED FUTURE LOT 19 DRIVEWAY FROM WETLAND BUFFER	HLS
12-22-10	REVISED FOR FINAL SUBMITTAL	HLS

OWNER:
LINDA LECLERC
15 LAMORE ROAD
ESSEX, VT 05452

APPLICANT:
PATRICK LECLERC
15 LAMORE ROAD
ESSEX, VT 05452

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

STATE OF VERMONT — PAUL J. O'LEARY, JR. — No. 5477 — REGISTERED PROFESSIONAL ENGINEER

SURVEY: VLSINC
DESIGN: OBCA
DRAWN: HLS
CHECKED: PJO
SCALE: 1"=200'

☐ RECORD DRAWING ☐ PRELIMINARY
☐ FINAL ■ SKETCH/CONCEPT

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obcal@olearyburke.com

LANDS OF LECLERC
35 DISCOVERY ROAD + 186 LOST NATION ROAD
ESSEX JCT., VT

MASTER PLAN
LOTS 17, 22, 23 + 24

DATE: 11-30-10
JOB#: 9012
FILE: SITEPLAN3-28-16
PLAN SHEET #: M1