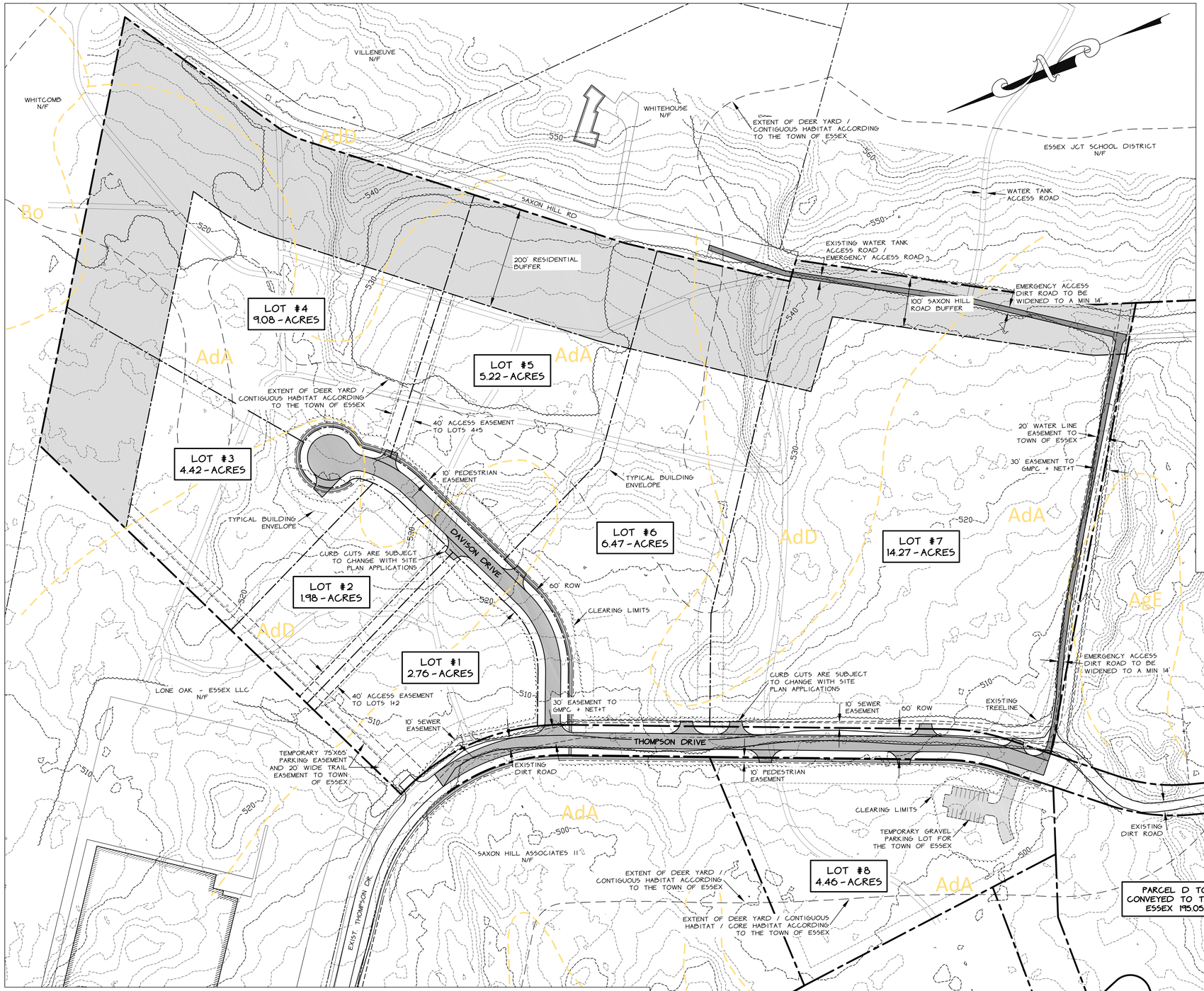

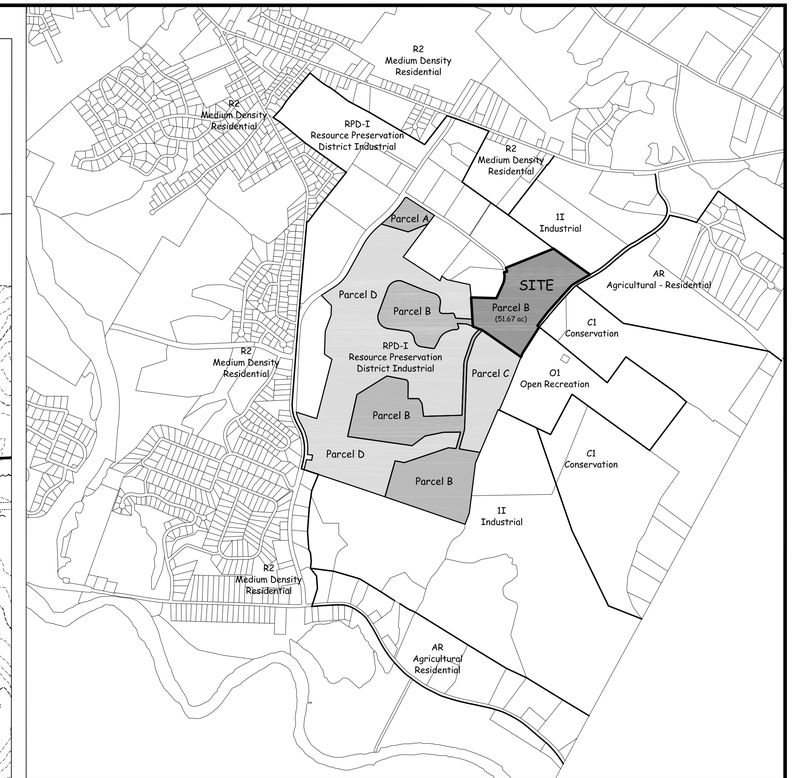

LOCATION PLAN

NTS

31 Allen Martin Drive

TOTAL AREA = 40141 +/- ACRES

PARCEL A = 8.23 ACRES

PARCEL B = 162.76 ACRES
-PORTION OF PARCEL B INCLUDED IN APPLICATION = 51.67 ACRES

PARCEL C = 35.37 ACRES
-TO BE CONVEYED TO TOWN OF ESSEX

PARCEL D = 195.06 ACRES
-TO BE CONVEYED TO TOWN OF ESSEX

Zoning Information

PARCEL INFO: FORESTDALE INDUSTRIAL PARK

RESOURCE PRESERVATION DISTRICT - INDUSTRIAL (RPD-I)

DIMENSIONAL REQUIREMENTS		
	TOWN OF ESSEX	SAXON HILL INDUSTRIAL PARK
BUFFERS	(A)	200' ALONG ADJACENT RESIDENTIAL AREA AND STREETS INCLUDING ROUTE 15, SAND HILL ROAD AND SAXON HILL ROAD 100' ALLEN MARTIN DR. 50' ALL OTHER ROADS
SIDE YARD	(A)	25'
REAR YARD	(A)	25'

(A) AS APPROVED BY PLANNING COMMISSION

COVERAGE:

TOTAL INVOLVED AREA (PORTION OF PARCEL B) = 51.67+/- ACRES
MAXIMUM ALLOWED COVERAGE: 60.0%

Owner / Applicant

ALLEN BROOK DEVELOPMENT INC.
31 COMMERCE AVENUE
SOUTH BURLINGTON, VT 05403

Project Narrative

THIS PROJECT IS LOCATED IN THE FORESTDALE INDUSTRIAL PARK LOCATED ON THOMPSON DRIVE, ESSEX IN THE RESOURCE PRESERVATION DISTRICT - INDUSTRIAL (RPD-I) ZONING DISTRICT. THE APPLICANT IS PROPOSING TO EXTEND THOMPSON DRIVE AN ADDITIONAL 1,220 FT IN ORDER TO SERVE A PORTION OF THE SUBDIVISION. THE PROJECT WILL ALSO INCLUDE THE CONSTRUCTION OF A NEW 820 FT LONG TOWN ROAD CALLED DAVISON DRIVE ENDING IN A CUL-DE-SAC. THE SUBDIVISION WILL CONSIST OF DIVIDING A PORTION OF PARCEL B INTO 8 NEW LOTS. EACH LOT WILL BE SERVED BY MUNICIPAL WATER AND SEWER CONNECTIONS. THE STORMWATER RUNOFF FROM THE SITE WILL BE INFILTRATED ONSITE UP TO THE 10-YR STORM. THE LOTS ALSO HAVE A 200 FT OR 100 FT RESIDENTIAL BUFFER IN THE REAR, 50 FT FRONT YARD BUFFER AND 25 FT SIDE SETBACKS.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

DATE 11/18/16	REVISION Added the Limits of the Town of Essex Deer Yards, Contiguous Habitat, and Core Habitat		BY BWC
SURVEY OBCA	☐ RECORD DRAWING ☐ FINAL	■ PRELIMINARY ☐ SKETCH/CONCEPT	DATE 9-23-16
DESIGN BWC			JOB# 9046
DRAWN BWC			FILE 9046-S8
CHECKED PJO			PLAN SHEET # 1
SCALE 1" = 100'			

BRIAN W. CURRIER No. 018.0114132 VERMONT LICENSED PROFESSIONAL ENGINEER

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

Lands of Allen Brook Development
Thompson Drive — Essex, VT

Overall Site Plan