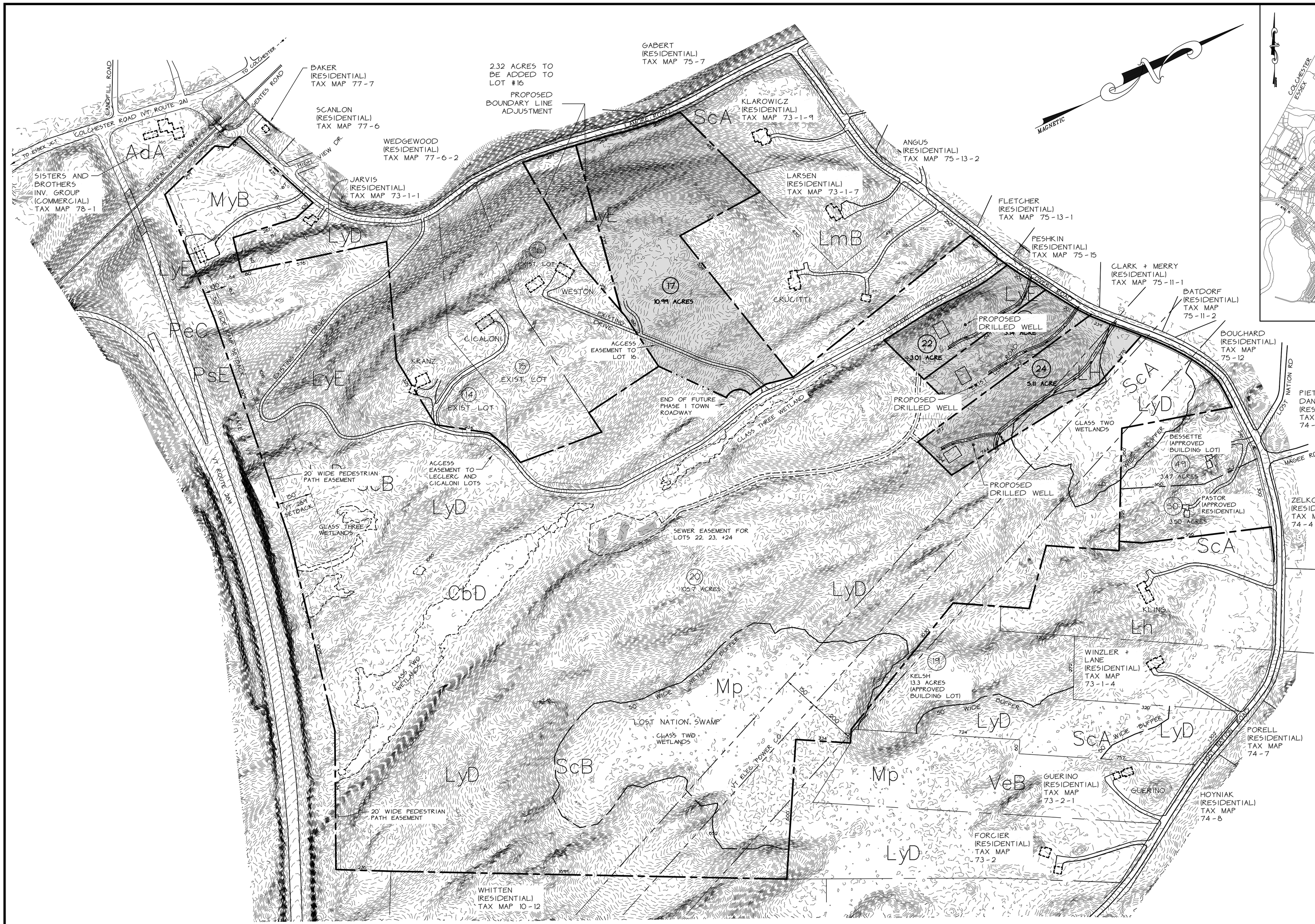

LOCATION PLAN

NTS

LEGEND

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

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)
6 CONVENTIONAL LOTS REMAINING (TO BE PERMITTED)

OWNER:
LINDA LECLERC
17 LECLERC WOODS 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 No. 5477 — REGISTERED PROFESSIONAL ENGINEER

DATE	REVISION	BY
SURVEY VLSINC	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	DATE 7-27-16
DESIGN OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	JOB# 9012
DRAWN HLS	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-0990 FAX: 878-0889 E-MAIL: obca@olearyburke.com	FILE SITEPLAN7-27-16
CHECKED PJO	LANDS OF LECLERC — 35 DISCOVERY ROAD + 186 LOST NATION ROAD, ESSEX JCT., VT	PLAN SHEET #
SCALE 1"=200'	SUBDIVISION PLAN — LOTS 17, 20, 22, 23 + 24	1