GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

NOTE: THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE. THIS PLAN IS BASED ON PREVIOUS SURVEYS AND SURVEY INFORMATION O'LEARY-BURKE HAS OBTAINED TO DATE. A PROPERTY PLAT WILL BE INCLUDED AS PART OF THE FINAL PLAN SUBMISSION.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

Location Map

Essex, VT N.T.S.

Legend

- Project Boundary
- Proposed Property Line
- Abutting Property Line
- 600 Contour Line (U.S.G.S. Datum)
- Soil Delineation Line

Project Information

Parcel: 56 Acres; ID 2012016001; Vol. 911, Pg. 82
Zoned: Conservation (C1)

Dimensional Requirements (Conventional Lots):

Minimum Lot Area: 10 Acres (Required / Proposed)
Min. Road Frontage: 200 FT (Required / Proposed)
Setbacks:

Front:	50 FT
Side:	25 FT
Rear:	25 FT

Max. Structure Height: 40 FT
Sewer / Water: Initial locations shown; Full Design at Final.
All Utilities will be underground.
Proposed Access:

Lot 1: Existing individual driveway (12 Old Pump Rd.)

Lot 2: Sleepy Hollow Road (Per 10/17/16 SelectBoard approval with Conditions).

Lots 3/4: Shared driveway / upgrade of Exisitng Woods Road off Old Pump Road (Vegetation to be cut + grading performed to east to improve Sight Distance.

Lot Depth to Width Ratios (Max. allowed 5 to 1):

Lot 1: 1,090' avg. / 404' avg. = 2.69

Lot 2: 720' avg. / 817' avg. = 0.88

Lot 3: 1,970' avg. / 493' avg. = 4.0

Lot 4: 810' avg. / 543' avg.= 1.49

Significant Features: Per Map 19 of the 2016 Town Plan, this parcel is part of a 'Contiguous Habitat Block' and a portion of the parcel as 'Core Habitat'. As shown per ANR Mapping, a Deer Yard is designated along a portion of the Overall Parcels easterly boundary.

The proposal for four (4) total lots, three (3) of which are new along with use of Sleepy Hollow Road for Lot 2, an existing Woods Road for Lots 3 + 4 and the suggested House Sitings is sensitive to these features.

Owner + Applicant:

Dan + Allison Morse
21 Weed Road
Essex Jct., VT 05452

DATE 11/28/16	REVISION Revision per 11/23/16 Incomplete Sketch Application letter		BY DWB
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ☐ FINAL ■ SKETCH/CONCEPT	Morse Woods A 4 Lot Subdivision 12 Old Pump Road - Essex, VT	DATE 11/8/16
DESIGN OBCA			JOB 2015-28
DRAWN PFH/DWB	O'LEARY-BURKE CIVIL ASSOCIATES, PLC		FILE 2015-28-S1
CHECKED DWB	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com	Sketch Plan	PLAN SHEET # 1
SCALE 1" = 100'			