

THOMPSON
N/F

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N/F

EXISTING VERMONT ASSOCIATION OF
SHOWMOBILE TRAVELERS WASHI TRAIL

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~ 4286 ACRES
PRESERVED +
RESTRICTED ON-SITE
MITIGATION LANDS (13.18
ACRES WITHIN 100 FT.
NON RESTRICTED
PORTION OF LOT)

TYPICAL
EXISTING
TRAILS

POTENTIAL
HOUSE
LOCATION

EXISTING LOT
~ 46.9 ACRES NON
RESTRICTED PORTION

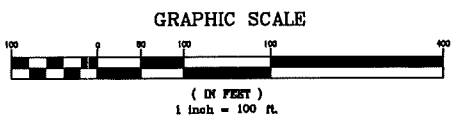
CLASS 3 WETLAND
2' BUFFER
DELINEATED BY
SILMAN + DRIBBGS.
2014

POTENTIAL
ACCESSORY
APARTMENT
LOCATION

675 SF. OF CLASS 3
WETLAND IMPACT 16' PE
CULVERT TO BE SET 3'
BELOW EXISTING
CHANNEL DRIVEWAY TO
BE 4' WIDE AT
CROSSING

M. + K. WERNER
N/F

M. + L. BURZELL
N/F



Zoning Information

ZONED: HDR - HIGH DENSITY RESIDENTIAL
PARCEL SIZE: 46.9 ACRES

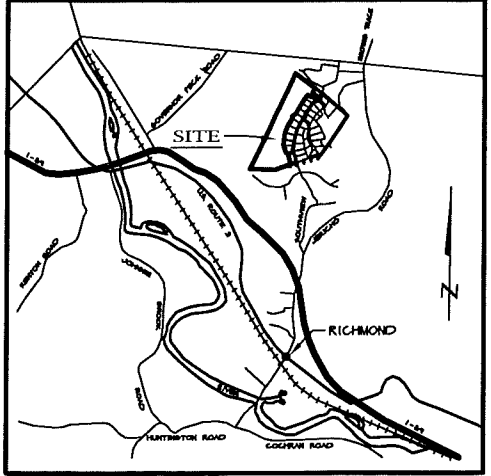
DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT FRONTAGE: 75 FT
MAX. LOT COVERAGE: 40%

SETBACKS:
FRONT: 30 FT 135 FT FROM CENTER LINE
SIDE: 10 FT
REAR: 15 FT

WATER: INDIVIDUAL DRILLED WELLS
SEWER: INDIVIDUAL SEPTIC SYSTEMS

Legend

- EXISTING GROUND CONTOUR - MAJOR
- EXISTING GROUND CONTOUR - MINOR
- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- ADJUTING PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- TEST PIT
- S&T PILE



Location Plan
NT5

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

0/12/16	REVISED PLAN TO SHOW CORRECT PROPERTY BOUNDARY	GRT
1/10/17	ADDED NOTES RE: RESTRICTED + NON RESTRICTED PORTIONS OF LOT	DWB
8/15/17	LABELED "TYPICAL EXISTING TRAILS" + ON-SITE MITIGATION LANDS	DWB
DATE 2/11/15	REVISION CORRECTED PARCEL SIZE IN ZONING INFO + PRESERVED ACREAGE	BY DWB
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE 1/25/15
DESIGN	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	CONTRACT NO. 2014-55
OWNER	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	PROJECT SOUTHVIEW DEVELOPMENT RICHMOND, VT
PREP/DWG CHECKED	1 CORPORATE DRIVE, SUITE #1 SOUTHVIEW, VT 05493 PHONE 879-5590 FAX 879-5591 E-MAIL oley@obca.com	DATE 2014-55P3
DWG SCALE	1"=100'	PLAN SHEET 7
EXISTING PARCEL		1