Vermont Grid North

WEST
WM0920

WEST
WM0878

FARR
HU0400

REAP
WI0035

REAP
WI0098

WM0830

DRILLED WELL SEPARATION ZONE (MDD=2)

CLASS 2 WETLAND (APPROX.)

50' WETLAND BUFFER

LOT 5
1.00 AC
WI0063

LOT 1
1.03 AC

LOT 2
AREA=2.06 AC

LOT 3
AREA=1.78 AC

LOT 4
AREA=4.10 AC

WEST MAIN STREET

U.S. ROUTE 2

WILLIS FARM ROAD

INTERSTATE 89 (Southbound)

I-89 North

EXISTING TREELINE TO BE REMOVED

BUILDING G

BUILDING F

BUILDING E

BUILDING D

BUILDING C

BUILDING B

BUILDING A

PROPOSED WAREHOUSE W/ INDOOR STORAGE (SEE PLAN SHT. 2 - 20-SCALE SITE PLAN FOR UNIT BREAKDOWN)

HOUSE

EXISTING BUILDING

40' ACCESS EASEMENT TO LOT 4

STORMWATER EASEMENT TO LOT 1 & 5 ASSOCIATION

PROPOSED STORMWATER TREATMENT SYSTEM (SEE PLAN SHT. 3 – STORMWATER MANAGEMENT PLAN)

PROVIDE 18" SEPARATION AT ALL CROSSINGS

APPROVED SEPTIC TANK AND PUMP STATION (WW-4-3790-2)

50' MIN. TO TANKS

35' MIN. TO PUMP

EXIST. WELL

50' MIN. TO WELL

10' MIN.

10' WATER EASEMENT TO LOTS 2-5 FOR POSSIBLE FUTURE CONNECTION

10' WATER EASEMENT TO LOT 3 FOR POSSIBLE FUTURE CONNECTION

10' WATER EASEMENT TO LOT 5 FOR CONNECTION

10' WIDE FORCEMAIN EASEMENT TO LOT 1

10' WIDE FORCEMAIN EASEMENT TO LOT 5

10' WIDE FORCEMAIN EASEMENT TO LOT 3

6' ACCESS AND UTILITY EASEMENT TO LOTS 1, 3 & 4 & 5

GWP VAULT

COMMUNITY SEPTIC SYSTEM EASEMENT TO ASSOCIATION

FORCEMAIN VAULT (SEE DETAIL)

CLEARING LIMIT

COMMUNITY SEPTIC SYSTEM

SEPTIC ISOLATION DISTANCE

PROPOSED WELL

WELL ISOLATION DISTANCE

EXISTING UNDERGROUND ELECTRIC SERVICE

PROPOSED SIGN LOCATION

50' FRONT YARD SETBACK

50' WETLAND BUFFER

CULVERT

WETLAND DELINEATED BY ERROL BRIGGS OF GILMAN & BRIGGS ENVIRONMENTAL ON AUGUST 9th 2017

6,782 SF OFFICE FFE=328.75'

1,800 SF OFFICE FFE=337.5'

5,500 SF LIGHT MANUFACTURING FFE=337.5'

5,000 SF WAREHOUSE W/ INDOOR STORAGE FFE=345.5'

15 Spaces

16 Spaces

14 Spaces

13 Spaces

14 Spaces

MyB MyC

MyB

MyC

Le MyB

MyB An

An Le

Tek MyB

±157'

118.0'

±56'

±47'

±170'

232.21'

±191'

±68'

±81'

±225'

±137'

124.00'

138.00'

148.00'

158.38'

71.93'

40'

24'

±675'

260.84'

122.74'

24.00'

275.00'

14005'

±509'

±322'

±137'

60'

30'

55'

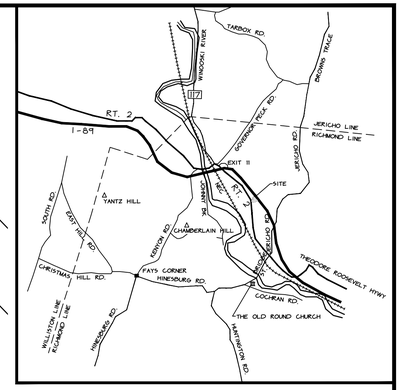
100'

50'

14'

12'

LOCATION PLAN
NTS



LEGEND

- PROPERTY BOUNDARY
- PROJECT BOUNDARY
- ABUTTER PROPERTY LINE
- SETBACK
- ZONING DISTRICT BOUNDARY
- SIDELINE OF EASEMENT
- 375' CONTOUR LINE - MAJOR
- CONTOUR LINE - MINOR
- EDGE OF WOODS
- PROPOSED PROPERTY BOUNDARY
- CLASS II WETLAND
- 50 FT WETLAND BUFFER
- SOILS PER USDA WEB SOILS SURVEY
- FM PROPOSED FORCEMAIN
- W PROPOSED WATERLINE
- UE EXISTING UNDERGROUND ELECTRIC & UTILITY POLE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES:

1. THIS PLAN IS NOT INTENDED TO CONVEY PROPERTY BOUNDARIES

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

OWNER/APPLICANT

ROBERT & JOY REAP
PO BOX 442
RICHMOND, VT 05477

STATE OF VERMONT — BRIAN W. BURKE — 018.0114132 — REGISTERED PROFESSIONAL ENGINEER

DRAWN: OTHERS	PURPOSE: ☐ RECORD DRAWING ■ PRELIMINARY ☐ FINAL ☐ SKETCH/CONCEPT
CHECKED: OTHERS/BWC	
PLANNED: BWC	
APPROVED: PJO	
SCALE: 1"=40'	

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

WILLIS FARM SUBDIVISION

WILLIS FARM ROAD, RICHMOND, VT

MASTER PLAN

DATE:	12-6-2023
JOB #:	2014-14
PLAN SHEET #:	2014-14-SS (3)
	M