

LOCATION MAP
NOT TO SCALE

LEGEND:

EXISTING FEATURES	PROPOSED IMPROVEMENTS
— ROAD RIGHT OF WAY LINE	— FINISH GRADE CONTOUR
— PROPERTY LINE	• SPOT ELEVATION
--- LIMIT OF EXISTING EASEMENT	— EDGE OF GRAVEL PARKING AREA
--- SETBACK LINE	— VINYL STOCKADE FENCE
--- EDGE OF PAVEMENT	• SURFACE-MOUNTED LIGHT FIXTURE
--- EDGE OF GRAVEL	• POLE-MOUNTED LIGHT FIXTURE
• IRON ROD FOUND (DIA., HT.)	
• #5 REBAR SET W/ I.D. CAP	
• UNMONUMENTED POINT	
• UTILITY POLE	
• DRILLED WELL	
--- XXX --- EXISTING 1-FOOT CONTOUR	
--- XXX --- EXISTING 5-FOOT CONTOUR	

- NOTES:**
1. MATCH FINISH GRADE OF PROPOSED PARKING EXPANSION TO ORIGINAL. DO NOT ALTER DRAINAGE PATTERNS.
 2. MAINTAIN ALL DEPICTED ISOLATIONS BETWEEN EDGE OF PROPOSED PARKING AREAS AND ALL WASTEWATER AND WATER SUPPLY COMPONENTS.
 3. VERTICAL DATUM IS NGVD 1929.
 4. THE RIGHT-OF-WAY OF ROUTE 2 IS BASED ON A PLAN ENTITLED "SUBDIVISION OF LAND OF NORMAN & CARLA MESSIER, EAST MONTPELIER, VERMONT", DATED AUGUST 1995, BY GREGORY F. DUBOIS, L.S. AS RECORDED IM MAP SLIDE #50 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
 5. SEE PRIOR SUBDIVISION PLAN ENTITLED "SITE PLAN, KEN BAILEY, 4243 U.S. ROUTE 2, EAST MONTPELIER, VERMONT", DATED AUGUST 1, 2005 BY THIS OFFICE.
 6. SEE PRIOR WASTEWATER AND WATER SUPPLY PERMIT WW-5-0646-3.
 7. ALL CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE VERMONT "LOW-RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENTATION CONTROL" (2006).
 8. AT THE OWNERS DISCRETION, THE PARKING/DRIVE AREAS MAY BE PAVED AS SHOWN.
 9. ALL PROPOSED LIGHTING SHALL BE HIGH-EFFICIENCY L.E.D. FIXTURES OF SHARP CUT-OFF DOWN-SHIELDED DESIGN.

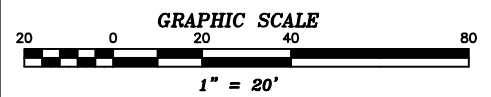
OWNER/APPLICANT:
MORRIS PROPERTIES, LLC
ADDRESS: 413 BARCLAY RD.
TAX PARCEL #: 009-01-93.21
DEED: VOLUME 114/PAGE 105

OWNER/APPLICANT:
JIM & ASHLEY MORRIS
ADDRESS: 413 BARCLAY RD.
TAX PARCEL #: 009-01-93.222
DEED: VOLUME 114/PAGE 105

EAST MONTPELIER ZONE "A" COMMERCIAL

MINIMUM LOT SIZE: 1 ACRE
ROAD FRONTAGE: 150 FT.
SETBACKS:
STREET SIDE - 75 FT.
SIDE YARD - 25 FT.
REAR YARD - 25 FT.

NOTE: SUBJECT PROPERTY ALSO LIES WITHIN THE CONSERVATION OVERLAY DISTRICT



SITE PLAN - PROPOSED IMPROVEMENTS
JIM & ASHLEY MORRIS AND
MORRIS PROPERTIES, LLC.
4233 & 4243 U.S. ROUTE 2
EAST MONTPELIER, VERMONT

SCALE: 1" = 20'	DATE: 3/13/18	PROJ.# 2018-022	DWG.# 022A
DRAWN BY: KKJ	CHECKED BY: CDC	FB/PG. N/A	SHEET 1 OF 1

CHASE & CHASE
SURVEYORS & SEPTIC DESIGNERS INC.
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