

LEGEND:

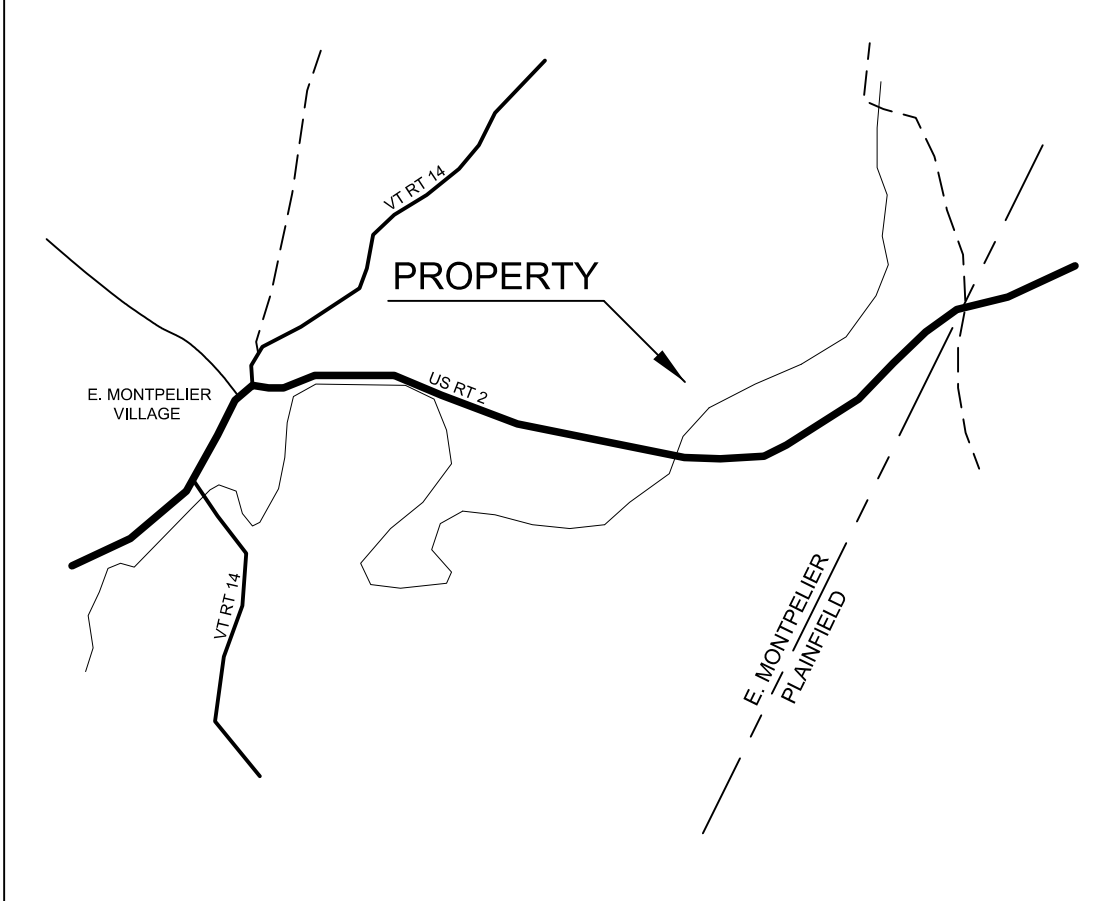
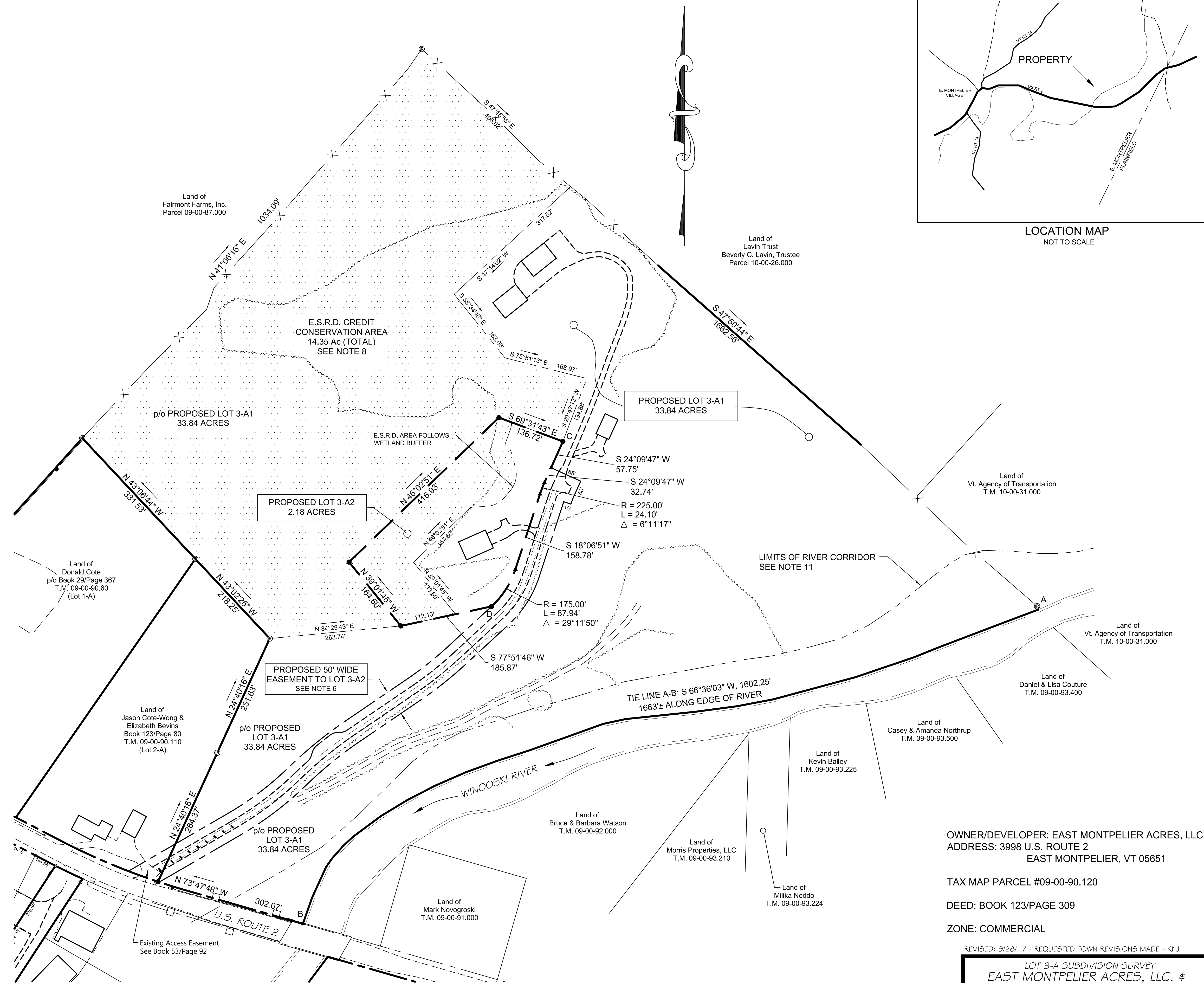
- EXISTING FEATURES**
- ROAD RIGHT OF WAY LINE
 - EXISTING PROPERTY LINE
 - SETBACK LINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - THREAD OF BROOK
 - WIRE FENCE
 - IRON ROD FOUND (DIA., HT.)
 - IRON PIPE FOUND (DIA., HT.)
 - #5 REBAR SET W/ I.D. CAP
 - UNMONUMENTED POINT
 - UTILITY POLE
 - TREE LINE
 - RIVER CORRIDOR
- PROPOSED IMPROVEMENTS**
- PROPOSED PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED EDGE OF DRIVE
 - LIMIT OF E.S.R.D. CONSERVATION AREA

REFERENCES:

1. A PLAN ENTITLED "DONALD COTE PROPERTY, LOTS 1A, 2A & 3A", DATED 4/14/2003 BY JOHN THETFORD AS RECORDED IN MAP SLIDE 62 OF THE EAST MONTPELIER LAND RECORDS.
2. A PLAN ENTITLED "TOTAL STATION SURVEY OF DONALD COTE PROPERTY, U.S. ROUTE 2, EAST MONTPELIER, VT" DATED MAY 1999 BY JOHN THETFORD, AS RECORDED IN MAP SLIDE 57 OF THE EAST MONTPELIER LAND RECORDS.
3. A PLAN ENTITLED "FRANCIS L. DELAIR, PLAINFIELD ROAD, EAST MONTPELIER, VERMONT" DATED OCTOBER 1977 BY WAYNE D. LAWRENCE, A RECORDED IN MAP SLIDE 54 OF THE EAST MONTPELIER LAND RECORDS.
4. PLANS OF VTRANS PROJECT BFR 028-3(36)SC, AS ARCHIVED ON THE VTRANS PROJECTWISE INTERPLOT SERVER.
5. VARIOUS PLANS INCLUDED AS PART OF VERMONT LAND USE PERMIT SERIES 5W0783, AS FILED IN THE ACT 250 DISTRICT 5 OFFICE, BARRE, VERMONT.

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH AN ACCURACY WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. ONLY EASEMENTS AND/OR RIGHTS-OF WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
5. BEARINGS SHOWN HEREON ARE BASED ON REFERENCE #1 MAGNETIC, 2003).
6. THE PROPOSED 50' WIDE RIGHT-OF-WAY TO LOT 3-A2 IS TO BE CENTERED ON THE GRAVEL DRIVE AS CONSTRUCTED, EXCEPT AS IT FRONTS DIRECTLY UPON SAID LOT WHERE THE LOCATION OF THE RIGHT-OF-WAY SHALL BE CONTROLLED BY THE METES AND BOUNDS SHOWN HEREON.
7. THE SHADED AREA IS THAT AREA TO BE CONSERVED TO SATISFY THE REQUIREMENTS OF THE STATE OF VERMONT OPERATIONAL STORMWATER DISCHARGE PERMIT (GP 3-9015) ENVIRONMENTALLY SENSITIVE RURAL DEVELOPMENT CREDIT (E.S.R.D.). NO DEVELOPMENT OR EARTH DISTURBANCE WITHIN THIS AREA IS ALLOWED.
8. WHOLLY WITHIN THE E.S.R.D. CONSERVATION AREA EXIST 5.12 ACRES OF PRIMARY AGRICULTURAL SOILS THAT HAVE BEEN DESIGNATED AS ON-SITE MITIGATION FOR IMPACTS BOTH ON-SITE AS WELL AS ON OTHER LANDS OF THE DEVELOPER. NO DEVELOPMENT WITHIN THESE SOILS IS PERMITTED.
9. ALL WOODED AREAS WITHIN THE PARENT LOT 3-A HAVE BEEN DESIGNATED AS DEER WINTERING AREAS BY THE VERMONT AGENCY OF NATURAL RESOURCES. NO CUTTING WITHIN THOSE AREAS IS PERMITTED WITHOUT APPROVAL OF THE AGENCY.
10. CLASS II AND CLASS III WETLANDS EXIST ON THE PROPERTY. ONLY THOSE WETLANDS PROXIMATE TO THE AREAS OF PROPOSED DEVELOPMENT HAVE BEEN DEFINED ON THE PROJECT PLANS. OWNERS ARE ADVISED TO CONSULT WITH THE STATE OF VERMONT WETLAND SECTION PRIOR TO DISTURBING ANY AREA BEYOND THOSE SHOWN ON SAID PLANS.
11. THE LIMITS OF THE MAPPED RIVER CORRIDOR (FLUVIAL EROSION AREA) SHOWN HEREON ARE BASED ON THE DATA LAYER AVAILABLE ON THE VERMONT AGENCY OF NATURAL RESOURCES ON-LINE ATLAS AS MODIFIED BY THE A LETTER OF DETERMINATION DATED FEBRUARY 16, 2017 BY GRETCHEN ALEXANDER, ANR RIVER SCIENTIST, AND THE ATTACHED MAP. NO DISTURBANCE OF ANY TYPE IS PERMITTED WITHIN THIS CORRIDOR.



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER: EAST MONTPELIER ACRES, LLC
 ADDRESS: 3998 U.S. ROUTE 2
 EAST MONTPELIER, VT 05651

TAX MAP PARCEL #09-00-90.120

DEED: BOOK 123/PAGE 309

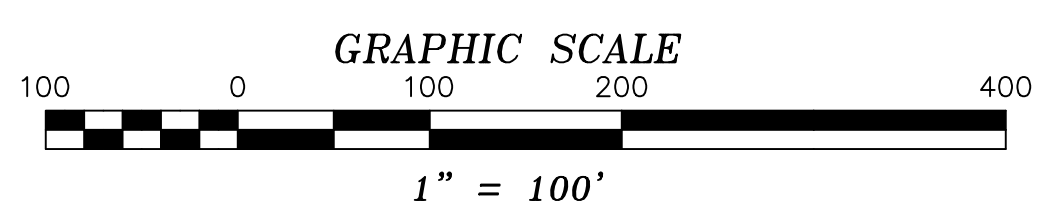
ZONE: COMMERCIAL

REVISED: 9/28/17 - REQUESTED TOWN REVISIONS MADE - KJJ

LOT 3-A SUBDIVISION SURVEY
 EAST MONTPELIER ACRES, LLC. #
 DONALD & BARBARA COTE
 U.S. ROUTE 2
 EAST MONTPELIER, VERMONT

SCALE: 1" = 100'	DATE: 4/18/17	PROJ. #2016-077	DWG. # 16-077B
DRAWN BY: KJJ	CHECKED BY: GDC	FB/PG. N/A	SHEET 02

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 SURVEYORS & SEPTIC DESIGNERS INC.
 301 N. MAIN ST. - BARRE, VT. 05641
 (802)-479-9636



NOTES:

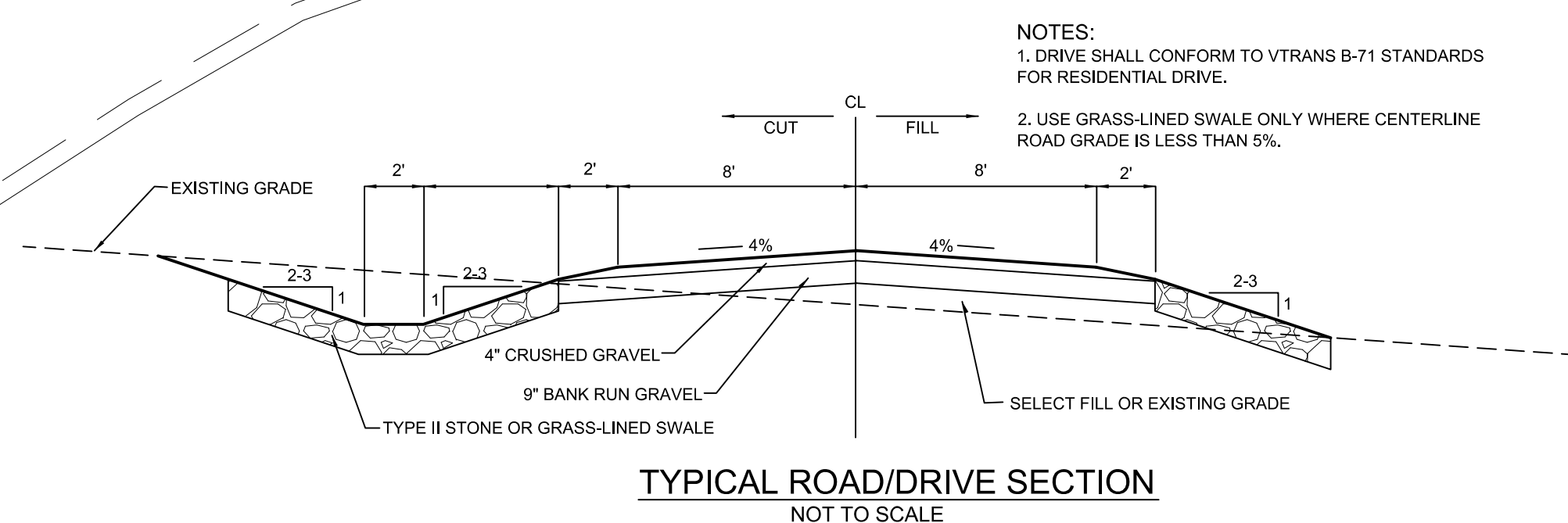
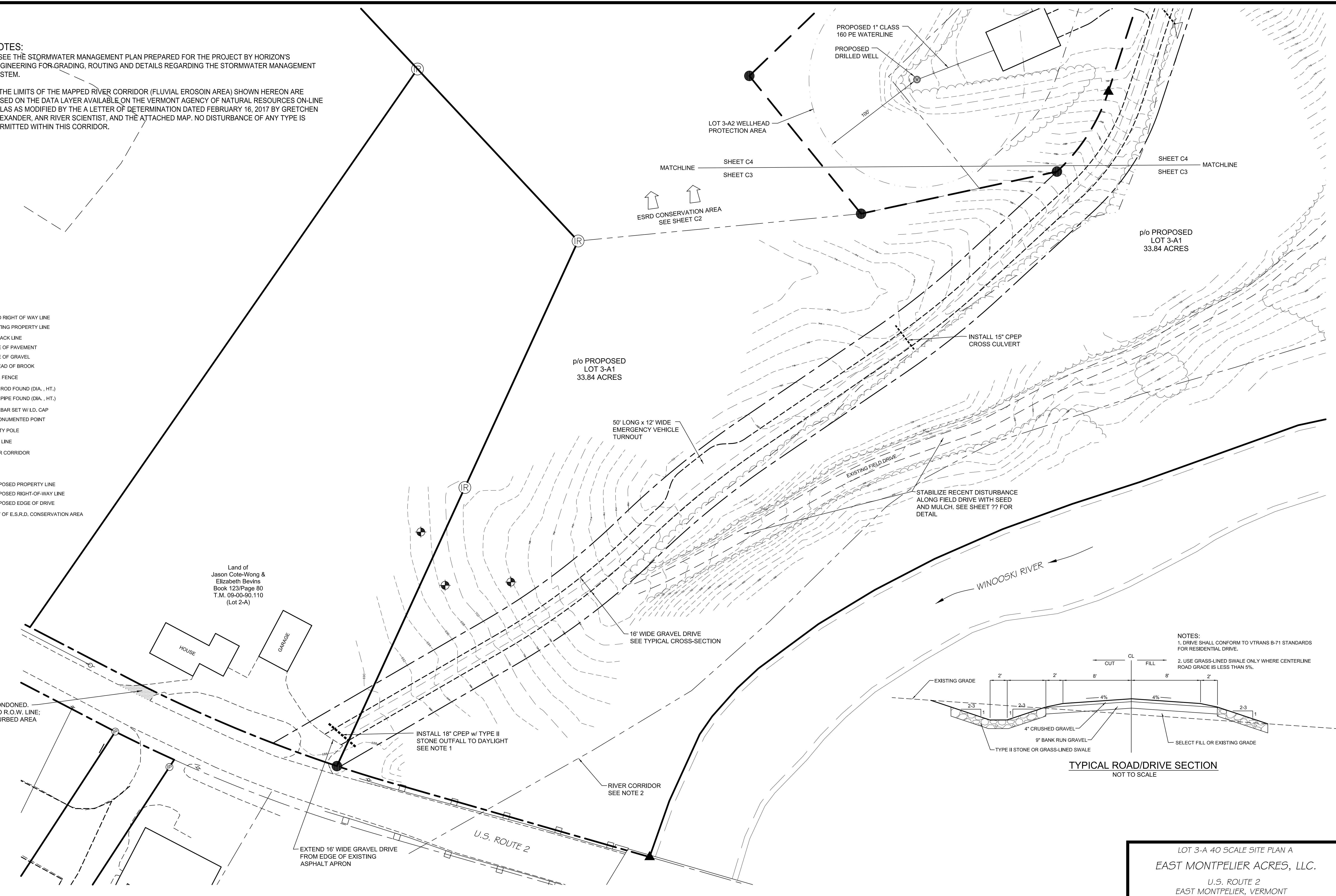
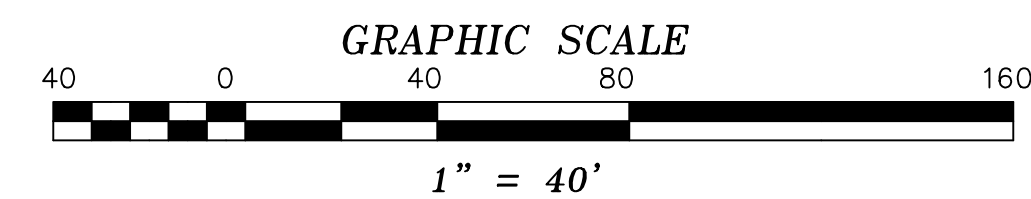
1. SEE THE STORMWATER MANAGEMENT PLAN PREPARED FOR THE PROJECT BY HORIZON'S ENGINEERING FOR GRADING, ROUTING AND DETAILS REGARDING THE STORMWATER MANAGEMENT SYSTEM.

2. THE LIMITS OF THE MAPPED RIVER CORRIDOR (FLUVIAL EROSION AREA) SHOWN HEREON ARE BASED ON THE DATA LAYER AVAILABLE ON THE VERMONT AGENCY OF NATURAL RESOURCES ON-LINE ATLAS AS MODIFIED BY THE A LETTER OF DETERMINATION DATED FEBRUARY 16, 2017 BY GRETCHEN ALEXANDER, ANR RIVER SCIENTIST, AND THE ATTACHED MAP. NO DISTURBANCE OF ANY TYPE IS PERMITTED WITHIN THIS CORRIDOR.

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 - - - SETBACK LINE
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 - - - EDGE OF GRAVEL
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WESTERLY ACCESS TO BE ABANDONED.
REMOVE EXISTING ASPHALT TO R.O.W. LINE;
TOPSOIL, SEED & MULCH DISTURBED AREA



NOTES:
1. DRIVE SHALL CONFORM TO VTRANS B-71 STANDARDS FOR RESIDENTIAL DRIVE.
2. USE GRASS-LINED SWALE ONLY WHERE CENTERLINE ROAD GRADE IS LESS THAN 5%.

LOT 3-A 40 SCALE SITE PLAN A
EAST MONTPELIER ACRES, LLC.
U.S. ROUTE 2
EAST MONTPELIER, VERMONT

SCALE: 1" = 40'	DATE: 4/19/17	PROJ: 016-077	DWG: 077C
DRAWN BY: KKA	CHECKED BY: GDC	FB/PG. N/A	SHEET C3

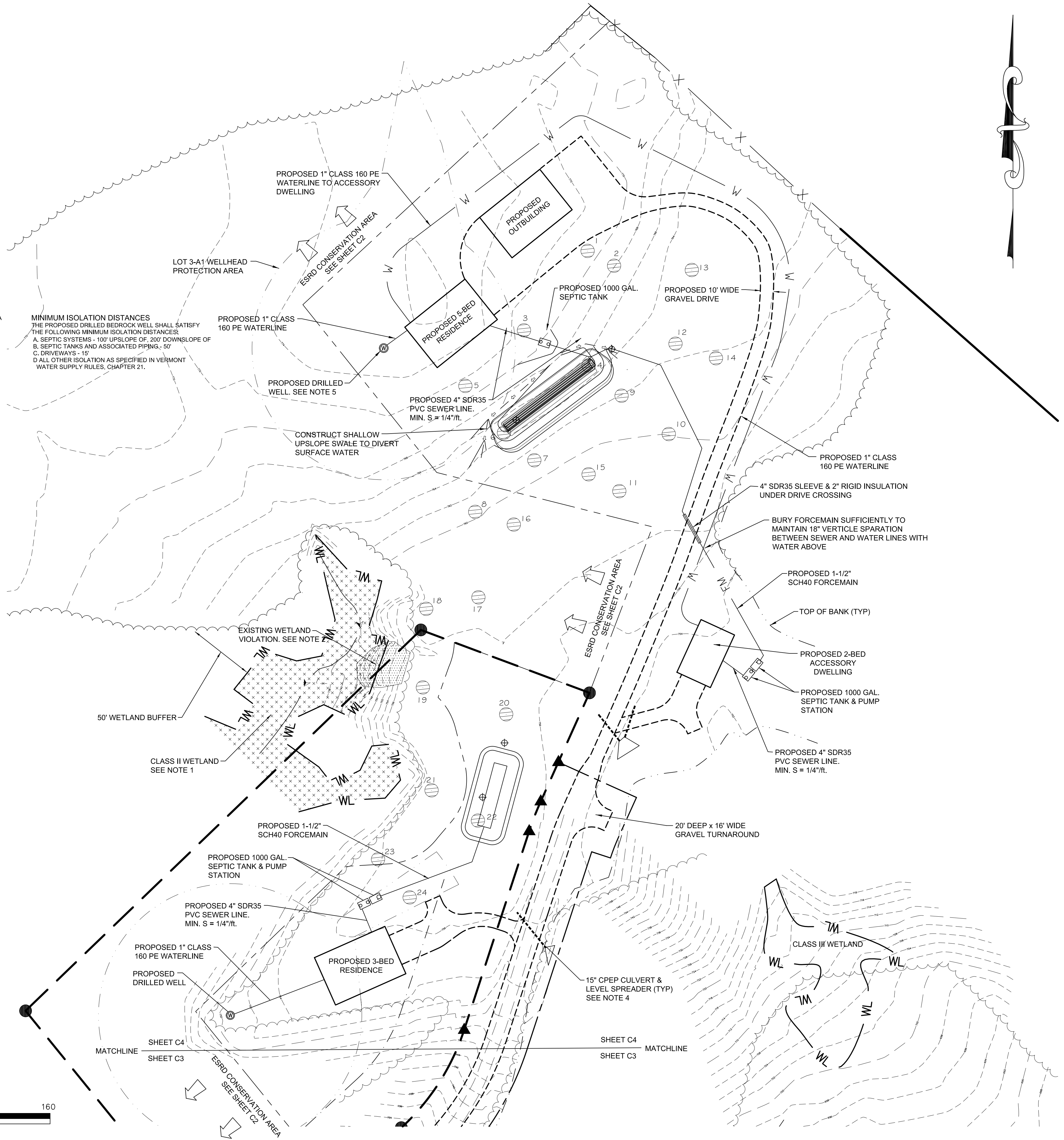
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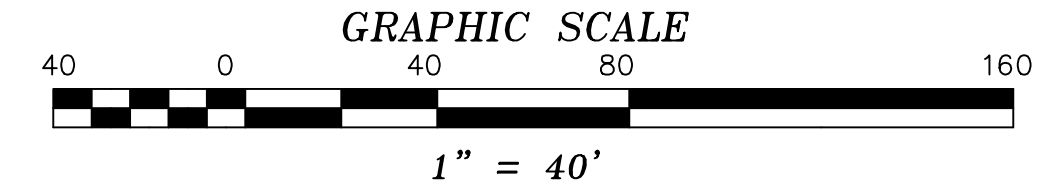
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MINIMUM ISOLATION DISTANCES
 THE PROPOSED DRILLED BEDROCK WELL SHALL SATISFY THE FOLLOWING MINIMUM ISOLATION DISTANCES:
 A. SEPTIC SYSTEMS - 100' UPSLOPE OF, 200' DOWNSLOPE OF
 B. SEPTIC TANKS AND ASSOCIATED PIPING - 50'
 C. DRIVEWAYS - 15'
 D. ALL OTHER ISOLATION AS SPECIFIED IN VERMONT WATER SUPPLY RULES, CHAPTER 21.



- NOTES:**
1. THE CLASS II & CLASS III WETLANDS SHOWN HEREON WERE DELINEATED BY GILMAN & BRIGGS ENVIRONMENTAL IN SEPTEMBER AND NOVEMBER OF 2016, RESPECTIVELY. THE CLASS II WETLANDS EXTEND BEYOND THE LIMITS DELINEATED BUT FALL WITHIN THE AREA PROTECTED BY THE E.S.R.D. CONSERVATION AREA (SEE SHEET C2), THEREFORE NO ADDITIONAL MEASURES TO PROTECT THOSE WETLANDS HAVE BEEN UNDERTAKEN.
 2. THERE IS AN EXISTING WETLANDS VIOLATION ON THE PROPERTY. SEE SHEET C?? AND THE PENDING WETLANDS PERMIT FOR DETAILS REGARDING THE RESTORATION OF THIS DISTURBANCE.
 3. IN ORDER TO DEMARC THE LIMITS OF THE WETLANDS BUFFER ADJACENT TO THE AREAS OF PROPOSED DEVELOPMENT, A LINE OF BOULDERS (1/4 - 1/2 C.Y.) SHALL BE PLACED WITH A MAXIMUM GAP OF 4 FEET ALONG THE EDGE OF THE BUFFER TO RESTRICT ACCESS TO VEHICLES AND EQUIPMENT. NO MOWING OR ANY OTHER DISTURBANCE OF ANY KIND IS PERMITTED WITHIN THE BUFFER OR WETLAND.
 4. SEE THE STORMWATER MANAGEMENT PLAN PREPARED FOR THE PROJECT BY HORIZON'S ENGINEERING FOR GRADING, ROUTING AND DETAILS REGARDING THE STORMWATER MANAGEMENT SYSTEM.
 5. THE LOT 3-A1 DRILLED WELL MUST PRODUCE A 20 GPM WELL DRILLERS YIELD AND A PUMPING SYSTEM CAPABLE OF PROVIDING 5 GPM TO EACH UNIT SIMULTANEOUSLY BE INSTALLED. IF THE WELL YIELD CANNOT BE MET, CONTACT THE DESIGNER FOR FURTHER ANALYSIS OF THE SOURCE AND POTENTIAL STORAGE REQUIREMENTS.

IN ADDITION, THE WATER SHALL MEET THE QUALITY STANDARDS ESTABLISHED BY TABLES A11-5 AND A11-7 OF THE VERMONT WATER SUPPLY RULES (PRIMARY AND SECONDARY STANDARDS FOR NON-PUBLIC SOURCES), AND THE RESULTS OF THAT TESTING PROVIDED TO THE DESIGNER FOR INSTALLATION CERTIFICATION SUBMITTAL.



LOT 3-A 40 SCALE SITE PLAN B
 EAST MONTPELIER ACRES, LLC.
 U.S. ROUTE 2
 EAST MONTPELIER, VERMONT

SCALE: 1" = 40'	DATE: 4/19/17	PROJ.#: 016-077	DWG.#: 077C
DRAWN BY: KKA	CHECKED BY: GDC	FB/PG. N/A	SHEET C4

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