Parcel #: 08-102-010-000
GUY WILLISTON HOLDINGS LLC
N/F

Parcel #: 08-155-005-000
LEWIS FAMILY
PARTNERSHIPS, LLC
N/F
3

10,725 SF (BLDG)
F.F.E. 379.5

INV. OUT = 374.2'
CONCRETE HEADWALL

EXISTING 5' WIDE CONC. SIDEWALK

DAY LANE

6" DI SERVICE

6" PVC SERVICE

Parcel #: 08-155-014-000
LEWIS FAMILY
PARTNERSHIPS, LLC
N/F

OFFICE/RETAIL
14,000 SF (BLDG)
F.F.E. = 382.0'

DETENTION SYSTEM
3-30" FE @ 65'
12" FE IN-374.77
12" FE OUT-374.44

VORTECHNICS MODEL 3000
PRE-TREATMENT CHAMBER
12" FE IN/OUT-375.77

NEW
31-UNIT
RESIDENTIAL
BUILDING

Parcel #: 08-154-020-000
LEWIS FAMILY
PARTNERSHIPS, LLC
N/F
4

CLEANOUT
INV=371.7'

24" CMP
INV. IN = 375.75

8
FORMERLY 33,257 SF
REVISED 20,142 SF

Com #: 054
CHELSEA COMMUNITY ASSOCIATION N/F

EXISTING
STORMWATER
DETENTION
POND

PAVED BIKE PATH

81 SPACES

6
90,243 SF

10' WIDE GAS EASEMENT TO VERMONT GAS CENTERED ON PIPE

DUMPSTERS ON
CONCRETE PAD

RELOCATE
HYDRANT

Parcel #: 08-154-030-000
GREY BIRCH
INVESTMENTS, LLC
N/F
5

KNIGHT LANE

CHELSEA COMMUNITY ASSOCIATION N/F

Deck

13 12 11 10 9 8 7 6 5 4 3

Com #: 003,C
CHELSEA COMMUNITY ASSOCIATION N/F

LEGEND

- PROJECT PROPERTY LINE
- ABUTTER PROPERTY LINE
- EASEMENT
- N/F — NOW OR FORMERLY
- 380 — EXISTING GRADE CONTOUR
- UTILITY POLE
- EXISTING WATERLINE
- EXISTING SEWERLINE
- EXISTING STORMLINE
- IRON PIPE
- CONC MONUMENT
- CATCHBASIN WITH UNDERDRAIN
- LIGHT
- 382 — FINISH GRADE CONTOUR

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

Existing Lot Coverage			
Lot Size	90243 SF	2.07 ACRES	100%
Building Existing	14000 SF	0.32 ACRES	15.5%
Pavement, Parking, Walkways Existing	39390 SF	0.91 ACRES	43.7%
Coverage Existing	53390 SF	1.23 ACRES	59.2 %

Proposed Lot Coverage			
Lot Size	90243 SF	2.07 ACRES	100%
Buildings	24180 SF	0.56 ACRES	26.8%
Pavement, Parking, Walkways	39362 SF	0.90 ACRES	43.6%
Coverage Total	63542 SF	1.46 ACRES	70.4 %

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

RECEIVED
AUG 28 2017
PLANNING/ZONING

DATE	REVISION	BY

SURVEY OBCA
DESIGN PJO
DRAWN RMO
CHECKED PJO
SCALE 1"=20'

☐ RECORD DRAWING ☐ DISCRETIONARY
■ FINAL ☐ SKETCH/CONCEPT

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989

MANSFIELD BUSINESS PARK
VT 2A/KNIGHT LANE WILLISTON, VT

SITE PLAN
LOT 6

DATE 8-16-17
JOB# 2017-68
FILE 2017-68-S1
PLAN SHEET # 1