

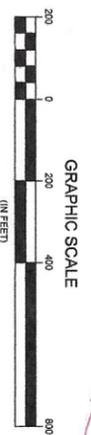
Date	Revision	By
	Sketch/Concept	Art 250 Review
	Preliminary	Construction
	Final	Record Drawing

**Property of Jim Donovan & Patricia O'Donnell**  
 123 Lake Road, Charlotte, Vermont

**Existing Conditions Plan**

**Lamoureux & Dickinson**  
 Consulting Engineers, Inc.  
 14 Morse Drive, Essex, VT 05452  
 802-878-4450 www.LDengineering.com

Project No.	Scale	Sheet number
2020034	1" = 100'	2



- SITE PLAN NOTES**
- THIS IS NOT A BOUNDARY SURVEY. ALL FEATURES SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED ON EXISTING INFORMATION. NO FIELD SURVEY WAS PERFORMED.
  - THIS PLAN IS A COMPILATION OF THE FOLLOWING SOURCES:
    - THE DIGITAL TOWN PARCEL MAP
    - THE STATE LIDAR CONTOURS
    - PROPERTY DEEDS
    - APPA ENTITLED "MINOR SUBDIVISION, PROPERTY OF REGINALD A. MARGERY ENGINEERING ASSOCIATES, INC. AS RECORDED IN MAP BOOK 8, PAGE 42 OF THE TOWN OF CHARLOTTE LAND RECORDS.
    - RIGHT-OF-WAY AND TRAIL MAP RITL AND RAILROAD, OPERATED BY THE VERMONT RAILROAD COMPANY.
    - THE EXCLUSION AREAS AND THE RARE, THREATENED AND ENDANGERED SPECIES AREAS ARE SHOWN ON A USE WHILE PROGRAM MAP PREPARED BY LONG WETLAND RESOURCE MANAGEMENT LLC FOR PROPERTY OF HILARY MASLOW IN FEBRUARY, 2020.

**PROJECT STATISTICS**

**ZONING DISTRICT:** RURAL DISTRICT (RUR)  
 HOLMES CREEK SUBDIVISION BY THE CONSERVATION DISTRICT (CON)

**LOT AREA = 124 ACRES ±**

**UTILITIES:**  
 - WATER: NONE  
 - SEWER: NONE

**APPLICANTS:**  
 JIM DONOVAN & PATRICIA O'DONNELL  
 P.O. BOX 321  
 CHARLOTTE, VT 05445  
 (802) 425-0981

**LEGEND**

- PROJECT PROPERTY BOUNDARY
- ADJUTTER PROPERTY BOUNDARY
- EXISTING GROUND CONTOURS
- TREELINE
- BARBED WIRE/ELECTRIC WIRE FENCE
- EXISTING BROOK
- WETLAND EVALUATION AREA
- SOIL MAP UNIT SYMBOL
- GAB
- SCAPE ZONE 2
- SCAPE ZONE 3
- EXCLUSION AREAS
- RARE, THREATENED AND ENDANGERED SPECIES AREAS
- CLASS I OR II WETLAND, WITH 50' BUFFER IN CLASS II
- SCenic Road
- Location Map (not to scale)

BARBARA A. FINETTE & SHARON LEE MOUNT  
 VOL. 86, PGS. 251-2

LAKE ROAD  
 GREENBUSH ROAD  
 CV  
 GUYER R. & MARGERY G. MCCRACKEN  
 VOL. 219, PGS. 240-241

ALICE TRAGSBERG  
 NIP  
 VOL. 241, PGS. 389-40