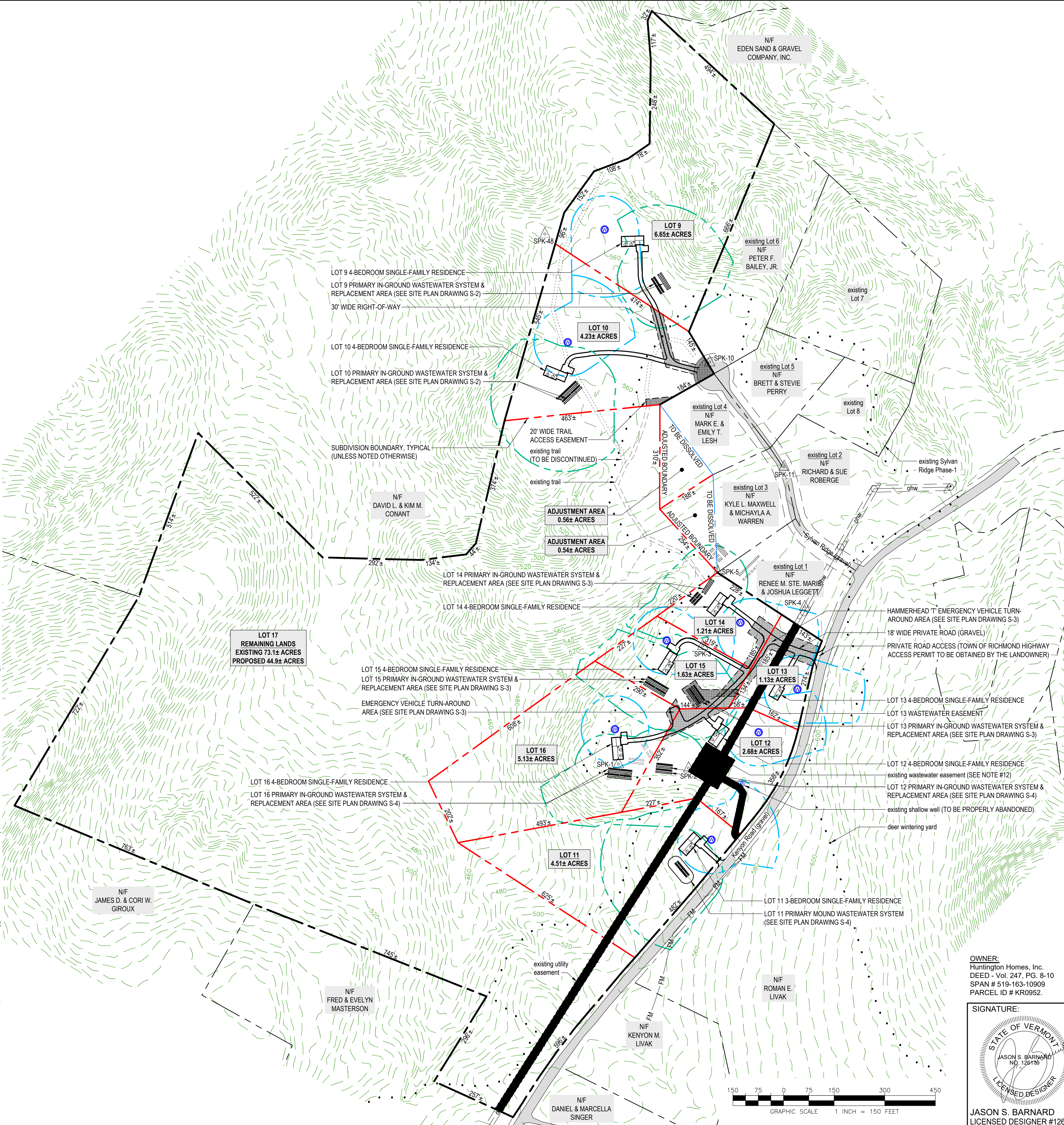


ZONING INFORMATION	
ZONING DISTRICT	
AGRICULTURAL/ RESIDENTIAL DISTRICT (AR)	
DIMENSIONAL REQUIREMENTS	
LOT AREA:	1 ACRE MIN.
LOT FRONTAGE :	100 FT. MIN.
SETBACK - FRONT YARD:	
FRONT LOT LINE:	30 FT. MIN.
ROAD CENTERLINE:	55 FT. MIN.
SETBACK - SIDE YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
SETBACK - REAR YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
LOT COVERAGE:	30% MAX.
BUILDING HEIGHT:	35 FT. MAX.

- PROJECT NOTES:
- THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "LANDS OF HUNTINGTON HOMES, INC. 952 KENYON ROAD, RICHMOND, VERMONT, NINE LOT SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SURVEY PLAT" BY BARNARD & GERVAIS, LLC, DATED 04-04-2021.
 - THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD & GERVAIS, LLC IN JANUARY 2021.
 - THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD83 (GEOID 128) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TOPCON HIPER SR GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
 - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD & GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - THESE WASTEWATER DISPOSAL SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE APRIL 12, 2019.
 - THE PROPOSED DRILLED WELL SITES SHOWN ARE BASED ON THE REQUIRED ISOLATION DISTANCES TO THE PROPOSED WASTEWATER DISPOSAL SYSTEMS AND THE ASSOCIATED SYSTEM COMPONENTS. BARNARD & GERVAIS, LLC MAKES NO WARRANTY REGARDING THE WELL YIELD OR WATER QUALITY RELATIVE TO THE DRILLED WELL LOCATIONS SHOWN HEREON.
 - NO WETLANDS WERE SHOWN ON THE SUBJECT PARCEL ON THE "VERMONT NATURAL RESOURCES ATLAS" AND NO OTHER WETLAND DELINEATION OF SAID PARCEL HAD BEEN CONDUCTED OF WHICH BARNARD & GERVAIS, LLC IS AWARE. BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT WETLANDS OR ASSOCIATED BUFFERS DO OR DO NOT EXIST ON SAID PARCEL. BARNARD & GERVAIS, LLC DOES NOT CLAIM TO BE WETLAND ECOLOGISTS AND DOES NOT HAVE A WETLAND ECOLOGIST OR SPECIALIST ON STAFF. IT IS RECOMMENDED THAT THE LANDOWNER OR CONTRACTOR CONTACT A WETLAND SPECIALIST TO CONFIRM NO WETLANDS EXIST PRIOR TO ANY EARTH WORK OR CONSTRUCTION.
 - BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
 - ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.
 - AS SHOWN, THE PROJECT CONTAINS 57,499 SF OF IMPERVIOUS SURFACE AREA.
 - THE EXISTING WASTEWATER EASEMENT SHOWN HEREON IS ESTABLISHED BY THE "DECLARATION OF SEPTIC EASEMENT, LANDS OF JOYCE K. LIVAK ESTATE" RECORDED AT VOLUME 228, PAGES 34-35 IN THE TOWN OF RICHMOND LAND RECORDS.
 - SINCE ACREAGE IS BEING ADDED TO EXISTING LOTS #3 & #4, A PERMIT AMENDMENT IS NOT REQUIRED FOR THESE TWO PARCELS.
 - THE PROPERTY IS SUBJECT TO STATE OF VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT WW-4-4498.

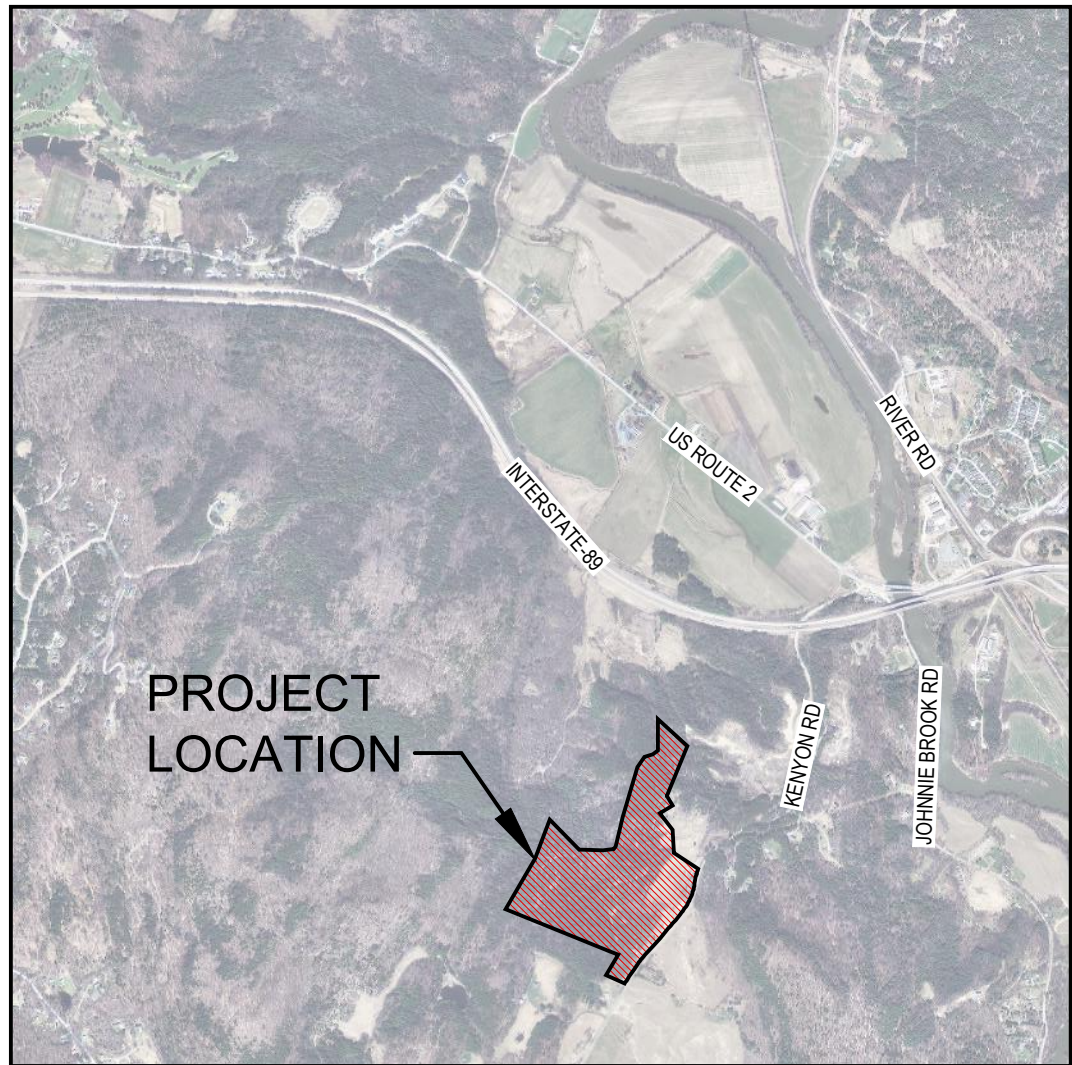


OWNER:
Huntington Homes, Inc.
DEED - Vol. 247, PG. 8-10
SPAN # 519-163-10909
PARCEL ID # KR0952.

SIGNATURE:

STATE OF VERMONT
JASON S. BARNARD
LICENSED DESIGNER #126179

JASON S. BARNARD
LICENSED DESIGNER #126179



Project Location Map
Not to Scale

LEGEND

- BOUNDARY LINE/ R.O.W. (EXISTING)
- BOUNDARY LINE/ R.O.W. (PROPOSED)
- BOUNDARY LINE/ R.O.W. (ABUTTING)
- SIDELINE OF EASEMENT
- EDGE OF ROAD/DRIVE (SURFACE NOTED)
- 100 5-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
- 100 1-FOOT GROUND SURVEY CONTOUR
- 100 FINISH GRADE
- BUILDING ENVELOPE
- S S GRAVITY SEWER (EXISTING)
- S S GRAVITY SEWER (PROPOSED)
- FM FM FORCE MAIN (EXISTING)
- FM FM FORCE MAIN (PROPOSED)
- W W 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
- WELL ISOLATION
- WASTEWATER ISOLATION
- EXISTING TRAIL (TO REMAIN)
- EXISTING TRAIL (TO BE DISCONTINUED)
- DEER WINTERING YARD
- ohw UTILITY POLE/ OVERHEAD WIRES
- SURVEY TRAVERSE STATION
- TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
- TEST PIT (TP-01)
- SOIL BORING (SB-01)
- DRILLED WELL (UNLESS OTHERWISE NOTED)

06-16-2021	Locate existing WW system on proposed Lot 12; Relocate Lot 11 well.	SB
DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC		Land Surveying Water & Wastewater Environmental Consulting
167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168		10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597
SYLVAN RIDGE PHASE-II NINE-LOT SUBDIVISION AND BOUNDARY LINE ADJUSTMENT		PROJECT NO. 20225
DATE: 04-29-2021		SCALE: 1" = 150'
HUNTINGTON HOMES, INC.		SURVEY: DW,OL,RG
952 KENYON ROAD, RICHMOND, VERMONT		DRAWN: SB
OVERALL SUBDIVISION PLAN		CHECKED: JSB
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWING NO. S-1
<input type="checkbox"/> PRELIMINARY DRAFT		<input checked="" type="checkbox"/> FINAL STATE REVIEW
SHEET 1 OF 11		