

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

NOTES:

1. NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 245.

2. A SKETCH PLAN ONLY AND IS SUBJECT TO CHANGE UPON THE COMPLETION OF A BOUNDARY SURVEY.

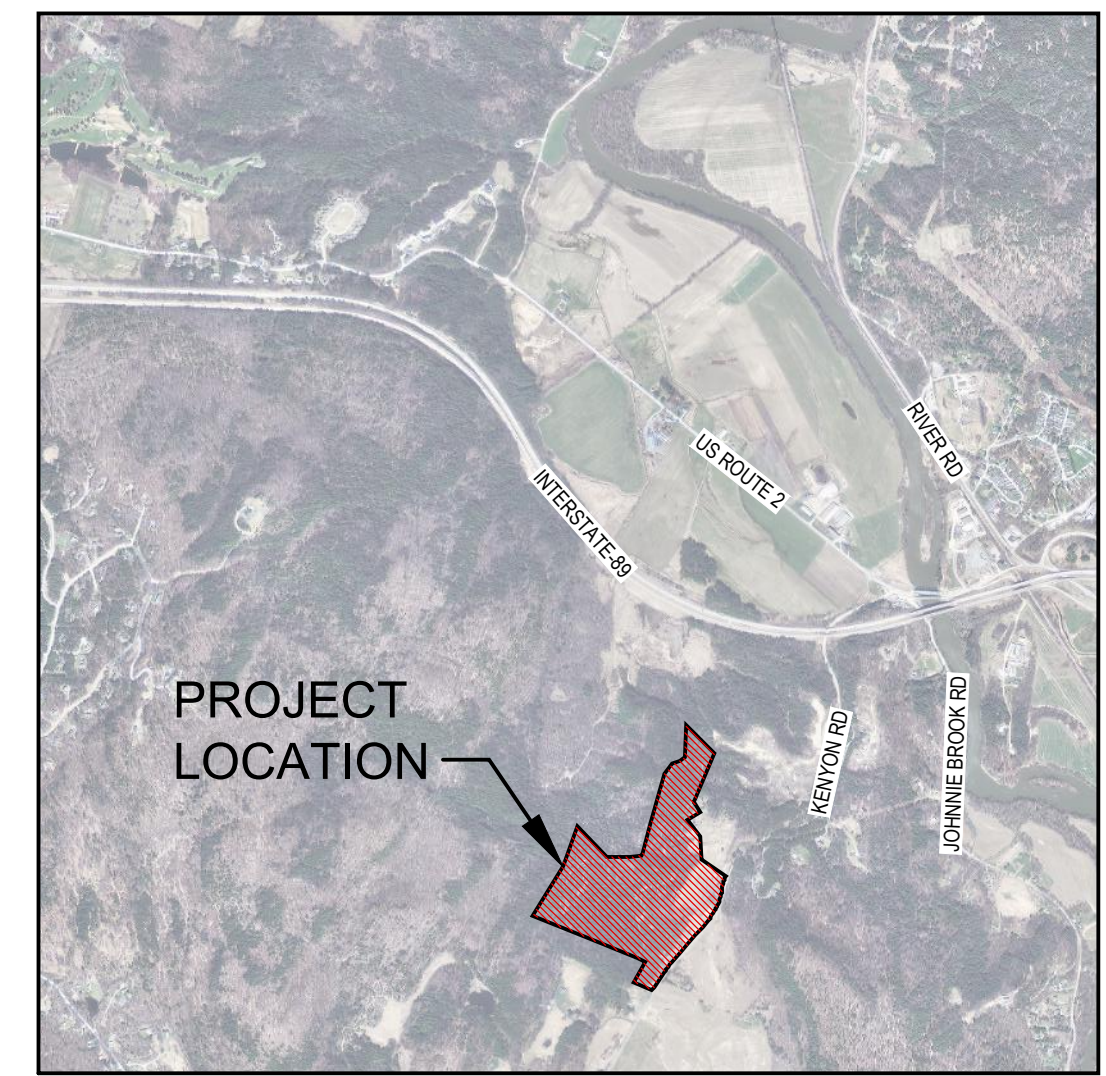
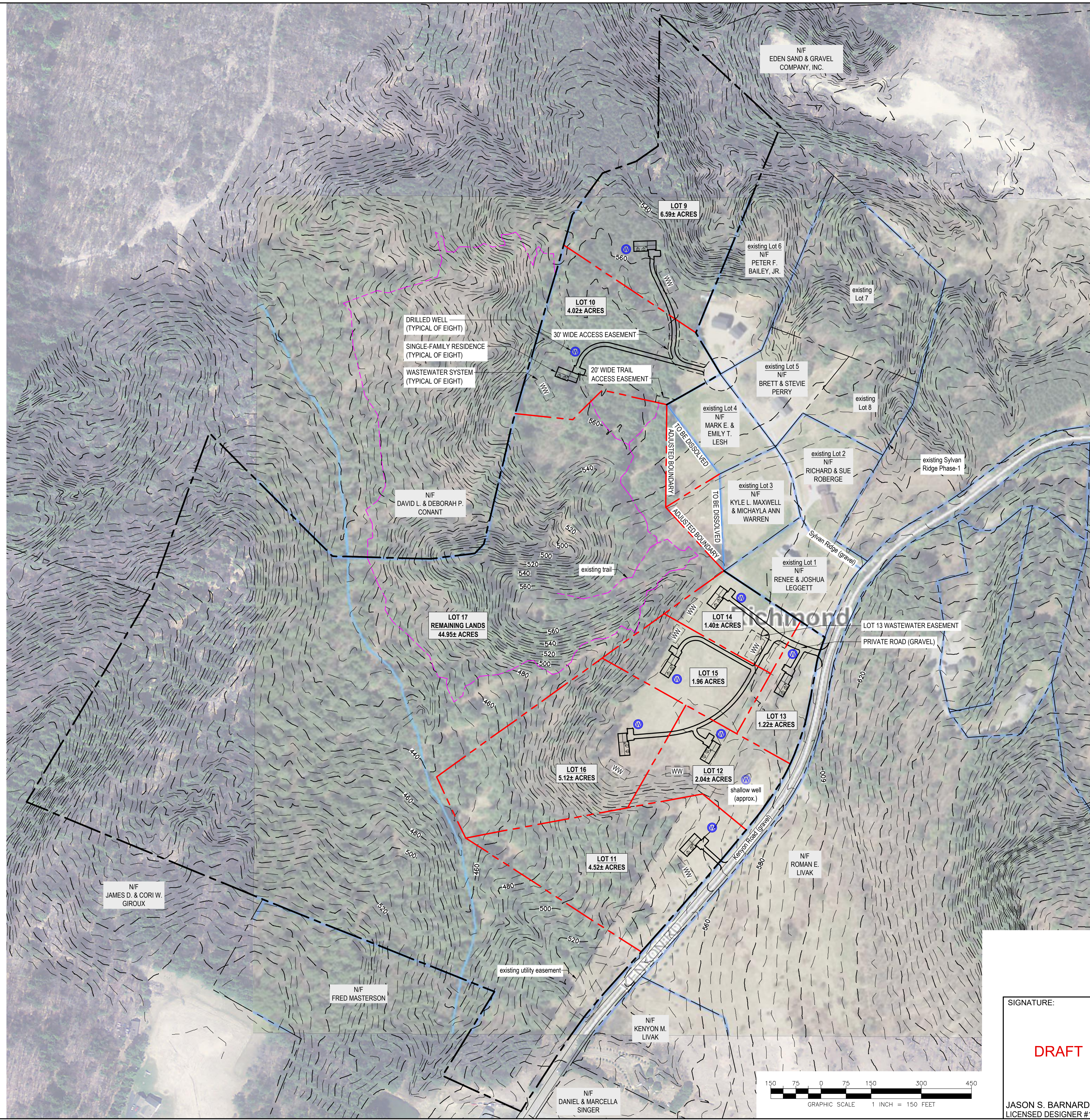
3. SKETCH PLAN IS BASED ON AVAILABLE ORTHOPHOTOS, TAX MAPS, RECORDS, GROUND SURFACE CONTOURS, AND OTHER INFORMATION AVAILABLE BY THE STATE OF VERMONT VCGI OPEN DATA PORTAL (<https://data.vermont.gov/dataset/open-data-portal>).

4. THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION AND/OR PERMITTING.

5. PROPOSED DRILLED WELL SITES SHOWN ARE BASED ON THE PROPOSED ISOLATION DISTANCES TO THE PROPOSED WASTEWATER TREATMENT SYSTEMS AND THE ASSOCIATED SYSTEM COMPONENTS. THE CONTRACTOR SHALL CONTACT THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION & FORESTRY TO OBTAIN A PERMIT TO DRILL. G&G & G&G, LLC MAKES NO WARRANTY REGARDING THE WELL YIELD OR WATER QUALITY RELATIVE TO THE DRILLED WELL LOCATIONS SHOWN HEREON.

6. THE CONTRACTOR HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES AND RECORD THEM. G&G & G&G, LLC, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DISA SAFE TO VERIFY ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR SITE WORK.

7. ANY OTHER INFORMATION, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.



### 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)  |
|  | 5-FOOT LIDAR CONTOUR<br>(OBTAINED FROM VCGI DATABASE)                             |
|  | 1-FOOT GROUND SURVEY CONTOUR  |
|  | FINISH GRADE  |
|  | ZONING SETBACKS   |
|  | BUILDING ENVELOPE   |
|  | GRAVITY SEWER (EXISTING)  |
|  | GRAVITY SEWER (PROPOSED)  |
|  | FORCE MAIN  |
|  | 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER<br>LINE (UNLESS OTHERWISE NOTED) |
|  | WELL ISOLATION  |
|  | WASTEWATER ISOLATION  |
|  | EXISTING TRAIL (TO REMAIN)  |
|  | EXISTING TRAIL (TO BE DISCONTINUED)   |
|  | UTILITY POLE/ OVERHEAD WIRES  |
|  | SURVEY TRAVERSE STATION   |
|  | TEMPORARY BENCHMARK<br>(TYPE AND ELEVATION NOTED)                                 |
|  | TEST PIT (TP-01)  |
|  | SOIL BORING (SB-01)   |
|  | DRILLED WELL (UNLESS OTHERWISE NOTED)   |

DATE	DESCRIPTION		BY
REVISIONS			
	<b>BARNARD &amp; GERVAIS, LLC</b>		Land Surveying
			Water & Wastewater Environmental Consulting
167 Main Street, P.O.Box 820 Enosburg Falls, VT 05450 Telephone: (802) 934-5168	10523 VT Route 116, P.O.Box 133 Hinesburg, VT 05451 Telephone: (802) 482-2597	PROJECT NO.	202225
SYLVAN RIDGE PHASE-II NINE-LOT SUBDIVISION AND BOUNDARY LINE ADJUSTMENT			DATE: 10-20-2020
<b>HUNTINGTON HOMES, INC.</b>			SCALE: 1" = 150'
			SURVEY: --
952 KENYON ROAD, RICHMOND, VERMONT			DRAWN: SB
<b>SKETCH PLAN</b>			CHECKED: JSB
			DRAWING NO.
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:			<b>SK-1</b>
<input checked="" type="checkbox"/> PRELIMINARY DRAFT <input type="checkbox"/> FINAL STATE REVIEW			
9	SHEET 1 OF 1		