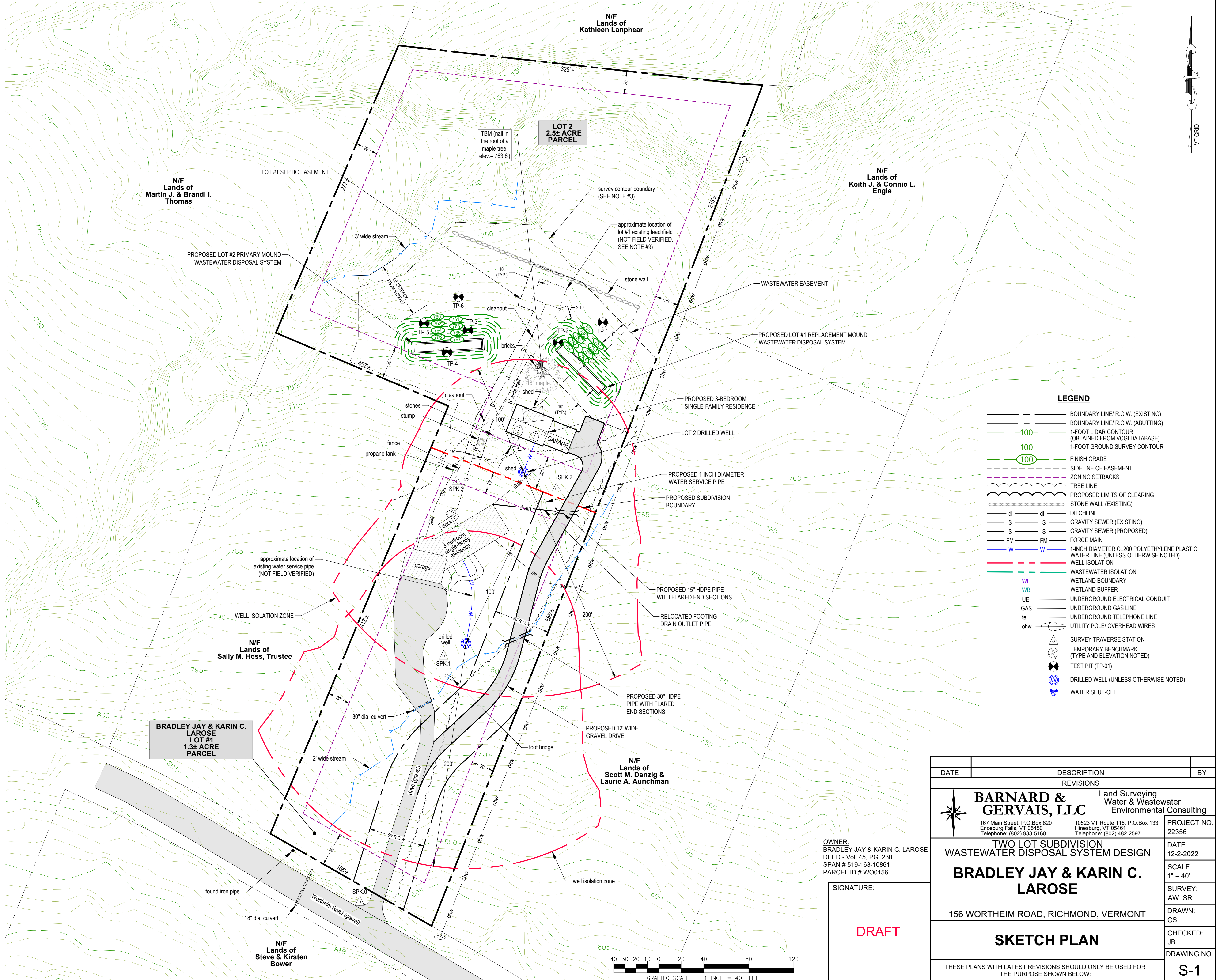


Project Location Map
Not to Scale

| 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. |

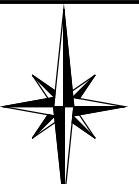
- PROJECT NOTES:
1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403.
 2. THIS IS A SKETCH PLAN ONLY AND IS SUBJECT TO CHANGE UPON COMPLETION OF A BOUNDARY SURVEY.
 3. THIS SKETCH PLAN IS BASED ON AVAILABLE ORTHOPHOTOS, TAX MAP BOUNDARIES, GROUND SURFACE CONTOURS, AND OTHER INFORMATION PROVIDED BY THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
 4. THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND/OR PERMITTING.
 5. THE PROPOSED DRILLED WELL SITE SHOWN IS BASED ON THE REQUIRED ISOLATION DISTANCES TO THE PROPOSED WASTEWATER DISPOSAL SYSTEM AND THE ASSOCIATED SYSTEM COMPONENTS. BARNARD & GERVAIS, LLC MAKES NO WARRANTY REGARDING THE WELL YIELD OR WATER QUALITY RELATIVE TO THE DRILLED WELL LOCATION SHOWN HEREON.
 6. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK.
 7. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
 8. THE WASTEWATER DISPOSAL SYSTEMS SHOWN HEREON 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.
 9. THE EXISTING WASTEWATER SYSTEM IS SHOWN BASED ON INFORMATION PROVIDED BY THE LAND OWNER AND IS CONSIDERED APPROXIMATE ONLY. THE GENERAL AREA OF THE EXISTING LEACH FIELD WAS REVIEWED BY BARNARD & GERVAIS, LLC ON SEPTEMBER 27, 2022 AND NO EVIDENCE OF SYSTEM FAILURE WAS NOTED.
 10. 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. 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 DOES HAVE A WETLAND SPECIALIST ON STAFF.
 11. THIS DRAWING IS A SKETCH PLAN ONLY AND IS INTENDED FOR PRELIMINARY CONCEPTUAL PLANNING PURPOSES. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.



OWNER:
BRADLEY JAY & KARIN C. LAROSE
DEED - Vol. 45, PG. 230
SPAN # 519-163-10861
PARCEL ID # W00156

SIGNATURE:

DRAFT

| DATE | DESCRIPTION | BY |
|---|-------------|---------------------------|
| REVISIONS | | |
| <div><div>BARNARD & GERVAIS, LLC 167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168</div><div>Land Surveying Water & Wastewater Environmental Consulting 10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597</div></div> | | |
| PROJECT NO. 22356 | | DATE: 12-2-2022 |
| TWO LOT SUBDIVISION WASTEWATER DISPOSAL SYSTEM DESIGN | | SCALE: 1" = 40' |
| BRADLEY JAY & KARIN C. LAROSE | | SURVEY: AW, SR |
| 156 WORTHHEIM ROAD, RICHMOND, VERMONT | | DRAWN: CS |
| SKETCH PLAN | | CHECKED: JB |
| THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW: <input checked="" type="checkbox"/> PRELIMINARY DRAFT <input type="checkbox"/> FINAL STATE REVIEW | | DRAWING NO. S-1 |
| | | SHEET 1 OF 1 |