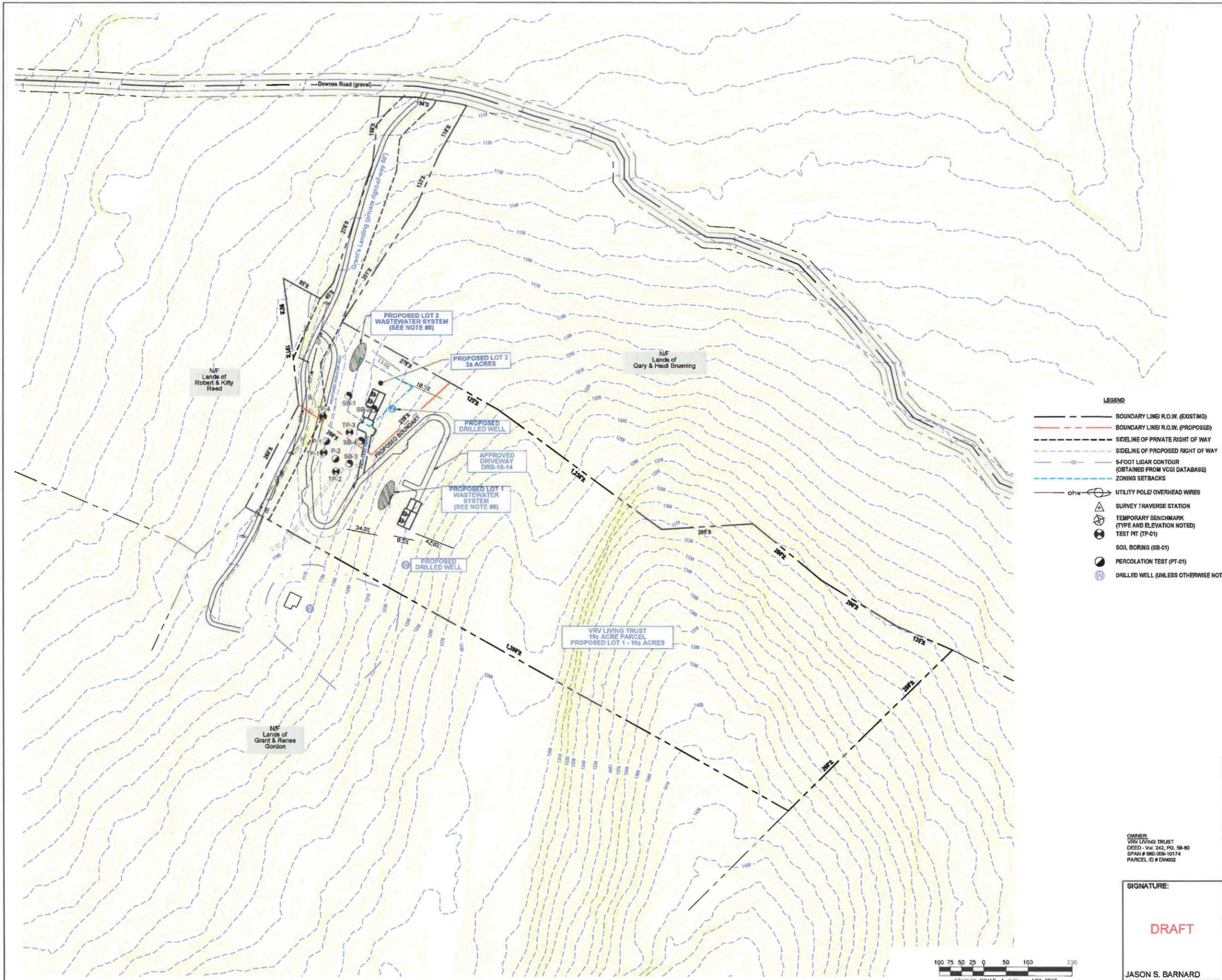




Project Location Map
Not to Scale



- LEGEND**
- BOUNDARY LINE/ R.O.W. (EXISTING)
 - - - BOUNDARY LINE/ R.O.W. (PROPOSED)
 - - - SIDELINE OF PRIVATE RIGHT OF WAY
 - - - SIDELINE OF PROPOSED RIGHT OF WAY
 - 5-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
 - - - ZONING SETBACKS
 - ohw ○ UTILITY POLE/ OVERHEAD WIRES
 - △ SURVEY TRAVERSE STATION
 - ⊕ TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
 - ⊗ TEST PIT (TP-01)
 - ⊙ SOIL BORING (SB-01)
 - ⊙ PERCOLATION TEST (PT-01)
 - ⊙ DRILLED WELL (UNLESS OTHERWISE NOTED)

ZONING INFORMATION	
ZONING DISTRICTS	
RURAL RESIDENTIAL DISTRICT (RR)	
VILLAGE DISTRICT (VL)	
DIMENSIONAL REQUIREMENTS	
RURAL RESIDENTIAL DISTRICT:	
LOT AREA:	3 ACRES MIN.
ROAD FRONTAGE:	250 FT. MIN.
SETBACK - FRONT YARD:	30 FT. MIN.
SETBACK - SIDE YARD:	50 FT. MIN.
SETBACK - REAR YARD:	50 FT. MIN.
LOT COVERAGE - BUILDINGS:	25% MAX.
LOT COVERAGE - ALL IMPERVIOUS:	50% MAX.

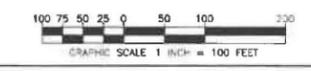
- PROJECT NOTES:**
- THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403.
 - THIS IS A SKETCH PLAN ONLY AND IS SUBJECT TO CHANGE UPON COMPLETION OF A BOUNDARY SURVEY.
 - THIS SKETCH PLAN IS BASED ON AVAILABLE ORTHOPHOTOS, TAX MAP BOUNDARIES, GROUND SURFACE CONTOURS, AND OTHER INFORMATION PROVIDED BY THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
 - THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND/OR PERMITTING.
 - 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 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.
 - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
 - PROPOSED WASTEWATER DISPOSAL AREAS HAVE NOT YET BEEN EVALUATED AND THEREFORE ARE SUBJECT TO SOIL TESTING AND OBTAINING A STATE OF VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT FOR THE WASTEWATER OPTION.

OWNER:
VRV LIVING TRUST
DEED - Vol. 242, Pg. 58-80
SPAN # 860-258-10174
PARCEL ID # D1W032

SIGNATURE:

DRAFT

JASON S. BARNARD
LICENSED DESIGNER #126179



DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting 157 Main Street, P.O. Box 820 Errol, VT 05450 Telephone: (802) 933-5168		10523 VT Route 116, P.O. Box 133 Newbury, VT 05461 Telephone: (802) 482-2587
TWO LOT SUBDIVISION VRV LIVING TRUST 32 DOWNES ROAD, UNDERHILL, VERMONT		PROJECT NO. 19244 DATE: 01-28-2020 SCALE: 1" = 100' SURVEY: - DRAWN: RG CHECKED: JB DRAWING NO. SK-1
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