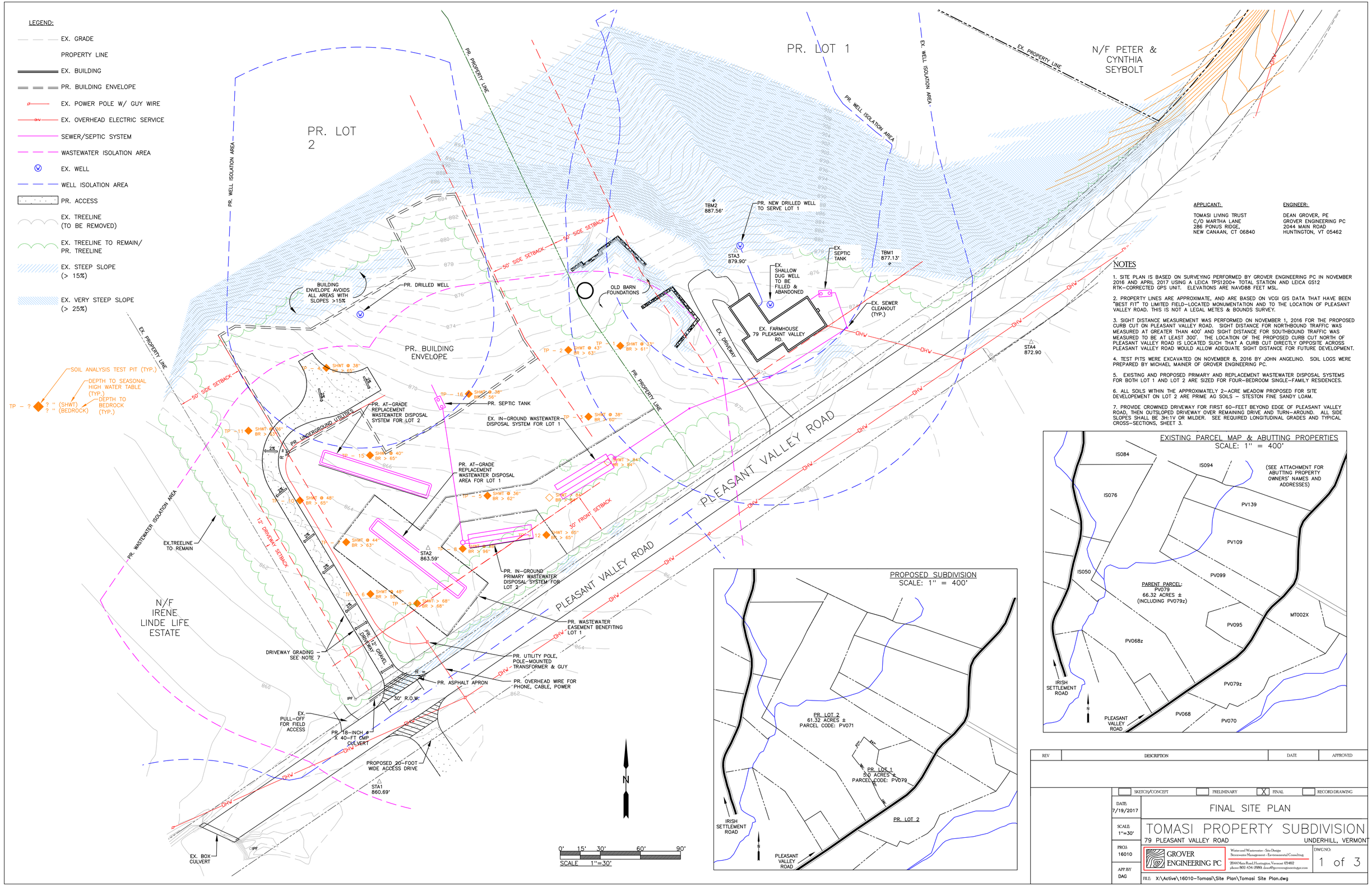
LEGEND:

- EX. GRADE
- PROPERTY LINE
- EX. BUILDING
- PR. BUILDING ENVELOPE
- EX. POWER POLE W/ GUY WIRE
- EX. OVERHEAD ELECTRIC SERVICE
- SEWER/SEPTIC SYSTEM
- WASTEWATER ISOLATION AREA
- EX. WELL
- WELL ISOLATION AREA
- PR. ACCESS
- EX. TREELINE (TO BE REMOVED)
- EX. TREELINE TO REMAIN/ PR. TREELINE
- EX. STEEP SLOPE (> 15%)
- EX. VERY STEEP SLOPE (> 25%)



APPLICANT:

TOMASI LIVING TRUST
C/O MARTHA LANE
286 PONUS RIDGE,
NEW CANAAN, CT 06840

ENGINEER:

DEAN GROVER, PE
GROVER ENGINEERING PC
2044 MAIN ROAD
HUNTINGTON, VT 05462

NOTES

1. SITE PLAN IS BASED ON SURVEYING PERFORMED BY GROVER ENGINEERING PC IN NOVEMBER 2016 AND APRIL 2017 USING A LEICA TPS1200+ TOTAL STATION AND LEICA GS12 RTK-CORRECTED GPS UNIT. ELEVATIONS ARE NAVD88 FEET MSL.

2. PROPERTY LINES ARE APPROXIMATE, AND ARE BASED ON VCGI GIS DATA THAT HAVE BEEN "BEST FIT" TO LIMITED FIELD-LOCATED MONUMENTATION AND TO THE LOCATION OF PLEASANT VALLEY ROAD. THIS IS NOT A LEGAL METES & BOUNDS SURVEY.

3. SIGHT DISTANCE MEASUREMENT WAS PERFORMED ON NOVEMBER 1, 2016 FOR THE PROPOSED CURB CUT ON PLEASANT VALLEY ROAD. SIGHT DISTANCE FOR NORTHBOUND TRAFFIC WAS MEASURED AT GREATER THAN 400' AND SIGHT DISTANCE FOR SOUTHBOUND TRAFFIC WAS MEASURED TO BE AT LEAST 300'. THE LOCATION OF THE PROPOSED CURB CUT NORTH OF PLEASANT VALLEY ROAD IS LOCATED SUCH THAT A CURB CUT DIRECTLY OPPOSITE ACROSS PLEASANT VALLEY ROAD WOULD ALLOW ADEQUATE SIGHT DISTANCE FOR FUTURE DEVELOPMENT.

4. TEST PITS WERE EXCAVATED ON NOVEMBER 8, 2016 BY JOHN ANGELINO. SOIL LOGS WERE PREPARED BY MICHAEL MAINER OF GROVER ENGINEERING PC.

5. EXISTING AND PROPOSED PRIMARY AND REPLACEMENT WASTEWATER DISPOSAL SYSTEMS FOR BOTH LOT 1 AND LOT 2 ARE SIZED FOR FOUR-BEDROOM SINGLE-FAMILY RESIDENCES.

6. ALL SOILS WITHIN THE APPROXIMATELY 2-ACRE MEADOW PROPOSED FOR SITE DEVELOPEMENT ON LOT 2 ARE PRIME AG SOILS - STESTON FINE SANDY LOAM.

7. PROVIDE CROWNED DRIVEWAY FOR FIRST 60-FEET BEYOND EDGE OF PLEASANT VALLEY ROAD, THEN OUTSLOPED DRIVEWAY OVER REMAINING DRIVE AND TURN-AROUND. ALL SIDE SLOPES SHALL BE 3H:1V OR MILDER. SEE REQUIRED LONGITUDINAL GRADES AND TYPICAL CROSS-SECTIONS, SHEET 3.

EXISTING PARCEL MAP & ABUTTING PROPERTIES
SCALE: 1" = 400'

PROPOSED SUBDIVISION
SCALE: 1" = 400'

REV	DESCRIPTION	DATE	APPROVED

☐ SKETCH/CONCEPT ☐ PRELIMINARY ☒ FINAL ☐ RECORD DRAWING

DATE: 7/19/2017

SCALE: 1"=30'

PROJ. 16010

APP. BY DAG

FINAL SITE PLAN

TOMASI PROPERTY SUBDIVISION

79 PLEASANT VALLEY ROAD UNDERHILL, VERMONT

GROVER ENGINEERING PC

Water and Wastewater - Site Design
Stormwater Management - Environmental Consulting

2044 Main Road, Huntington, Vermont 05462
phone: 802-434-5090 dean@grovenginewater.com

DWG NO. 1 of 3

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