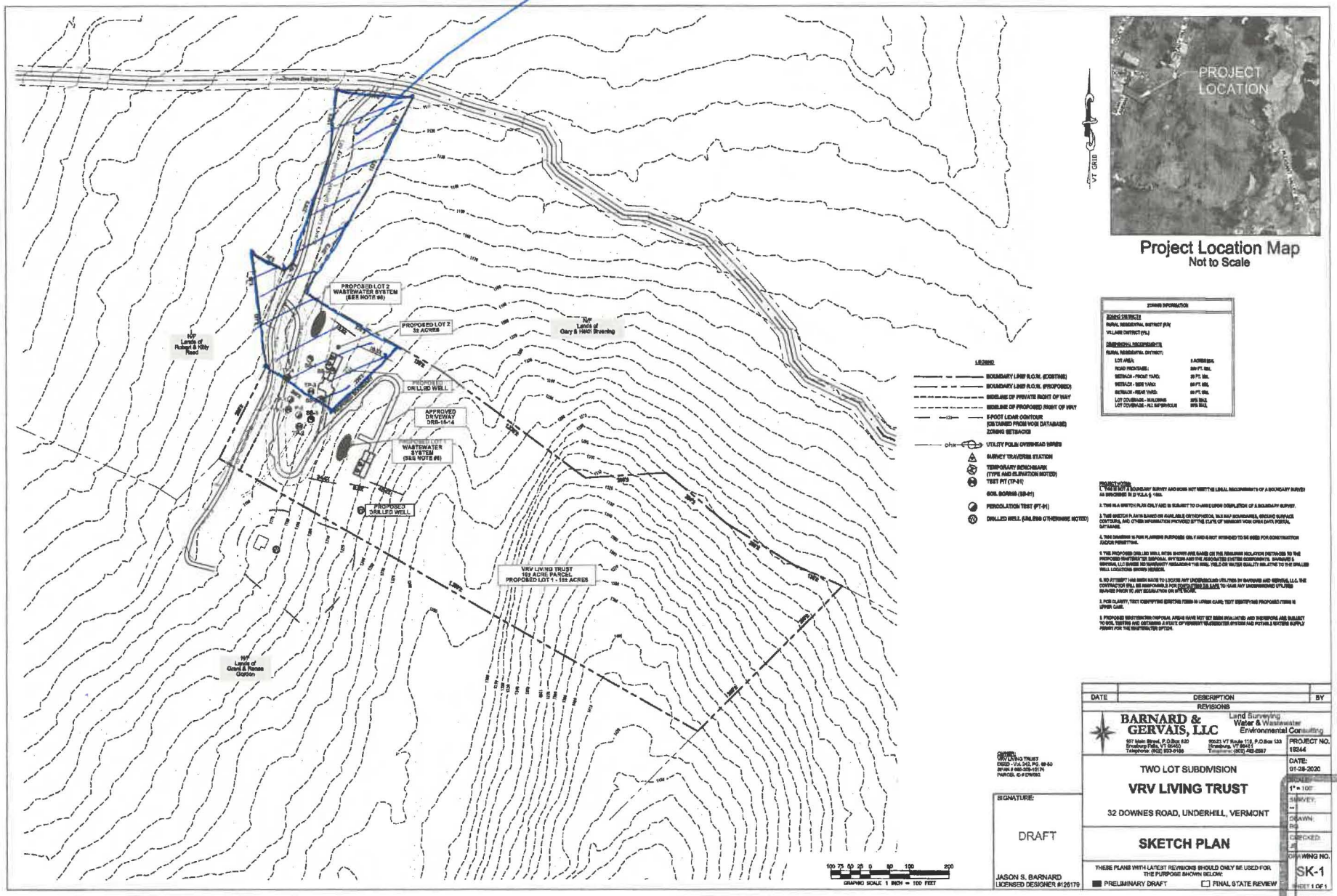
NEW LOT +/- 3 ACRES



Project Location Map
Not to Scale

ZONING INFORMATION

ZONING DISTRICTS
RURAL RESIDENTIAL DISTRICT (R/R)
VILLAGE DISTRICT (V/L)

DIMENSIONAL REQUIREMENTS
RURAL RESIDENTIAL DISTRICT:

LOT AREA:	3 ACRES MIN.
ROAD FRONTAGE:	300 FT. MIN.
SETBACK - FRONT YARD:	50 FT. MIN.
SETBACK - SIDE YARD:	50 FT. MIN.
SETBACK - REAR YARD:	50 FT. MIN.
LOT COVERAGE - BUILDING	20% MAX.
LOT COVERAGE - ALL IMPERVIOUS	60% 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. THE SKETCH PLAN IS BASED ON AVAILABLE ORTHOPHOTOS, TAX MAP BOUNDARIES, GROUND SURFACE CONTOURS, AND OTHER INFORMATION PROVIDED BY THE STATE OF VERMONT VCGI 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 WITES SHOWN ARE BASED ON THE REMOTE LOCATION 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.

6. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, L.L.C. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION ON SITE WORK.

7. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.

8. 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 WATERS SUPPLY PERMIT FOR THE WASTEWATER SYSTEM.

OWNER:
VRV LIVING TRUST
DEED - VOL 242, PG. 69-80
SPAN # 846-309-10124
PARCEL ID # DW002

DATE	DESCRIPTION	BY
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting
927 Main Street, P.O.Box 620
Bradford Falls, VT 05450
Telephone: (802) 222-4108
10523 VT Route 118, P.O.Box 133
Jonesville, VT 05465
Telephone: (802) 482-2597

TWO LOT SUBDIVISION

VRV LIVING TRUST

32 DOWNES ROAD, UNDERHILL, VERMONT

SKETCH PLAN

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:
■ PRELIMINARY DRAFT ☐ FINAL STATE REVIEW

SIGNATURE:
DRAFT
JASON S. BARNARD
LICENSED DESIGNER #126179

PROJECT NO. 19244
DATE: 01-28-2020
SCALE: 1" = 100'
SURVEY: --
DRAWN: BG
CHECKED: JB
DRAWING NO. SK-1
SHEET 1 OF 1

EXHIBIT 1