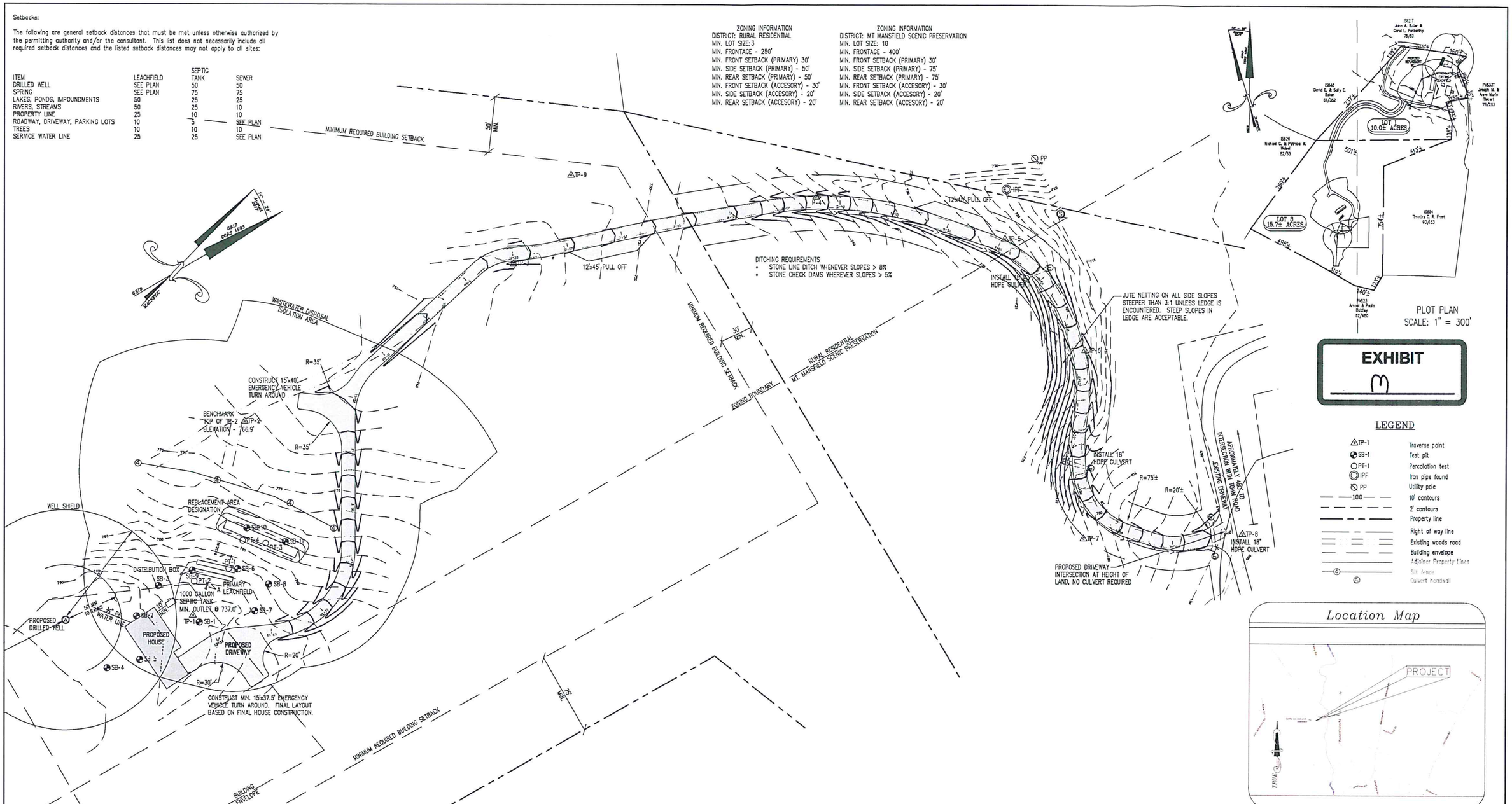
Setbacks:

The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	SEE PLAN	50	50
SPRING	SEE PLAN	75	75
LAKES, PONDS, IMPOUNDMENTS	50	25	25
RIVERS, STREAMS	50	25	10
PROPERTY LINE	25	10	10
ROADWAY, DRIVEWAY, PARKING LOTS	10	5	SEE PLAN
TREES	10	10	10
SERVICE WATER LINE	25	25	SEE PLAN

ZONING INFORMATION
DISTRICT: RURAL RESIDENTIAL
MIN. LOT SIZE: 3
MIN. FRONTAGE - 250'
MIN. FRONT SETBACK (PRIMARY) 30'
MIN. SIDE SETBACK (PRIMARY) - 50'
MIN. REAR SETBACK (PRIMARY) - 50'
MIN. FRONT SETBACK (ACCESORY) - 30'
MIN. SIDE SETBACK (ACCESORY) - 20'
MIN. REAR SETBACK (ACCESORY) - 20'

ZONING INFORMATION
DISTRICT: MT MANSFIELD SCENIC PRESERVATION
MIN. LOT SIZE: 10
MIN. FRONTAGE - 400'
MIN. FRONT SETBACK (PRIMARY) 30'
MIN. SIDE SETBACK (PRIMARY) - 75'
MIN. REAR SETBACK (PRIMARY) - 75'
MIN. FRONT SETBACK (ACCESORY) - 30'
MIN. SIDE SETBACK (ACCESORY) - 20'
MIN. REAR SETBACK (ACCESORY) - 20'



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Topography by Total Station
Contour Interval 2'
Datum NAVD 88

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

PRELIMINARY
NOT FOR CONSTRUCTION

CONSULTANT:
GUNNER MCCAIN
LD-B #237
CPESC #2646
CESSWI #0177

REVISIONS
1/29/2018 REVISED BUILDING ENVELOPE & PROPERTY LINES

SITE PLAN

WILLIAM & LISA TIMBERS

SINGLE LOT WASTEWATER DESIGN

IRISH SETTLEMENT ROAD — UNDERHILL, VT

SCALE : 1" = 40'
DESIGNED BY: GNM PROJECT #26099
DRAWN BY: WDB
CHECKED BY: GNM

McCAIN CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: AUGUST 31, 2017

SHEET 1 OF 3