EXHIBIT
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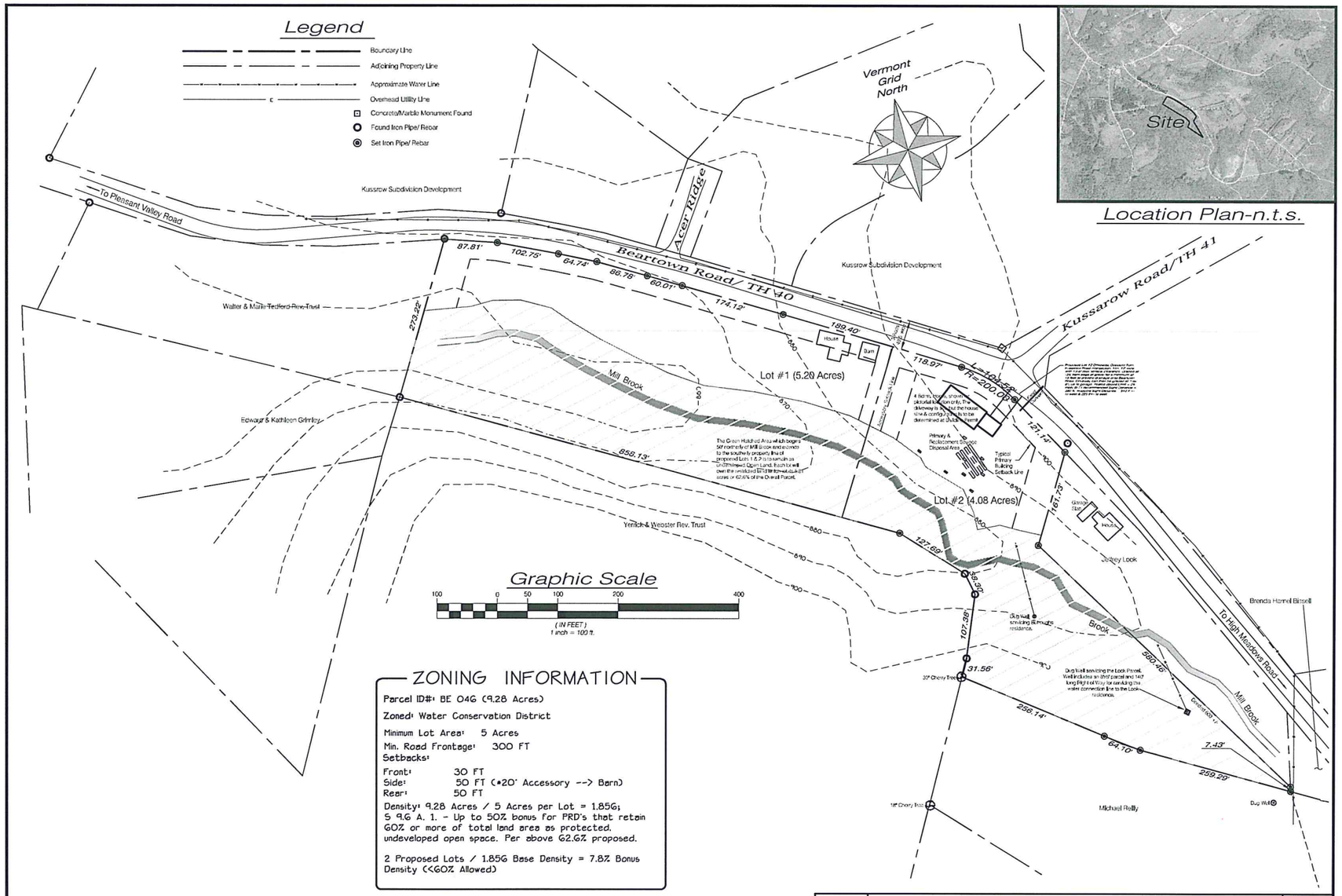

ZONING INFORMATION

Parcel ID#: BE 046 (9.28 Acres)

Zoned: Water Conservation District

Minimum Lot Area: 5 Acres

Min. Road Frontage: 300 FT

Setbacks:

Front: 30 FT
Side: 50 FT (*20' Accessory --> Barn)
Rear: 50 FT

Density: 9.28 Acres / 5 Acres per Lot = 1.856;
§ 9.6 A. 1. - Up to 50% bonus for PRD's that retain 60% or more of total land area as protected. undeveloped open space. Per above 62.6% proposed.

2 Proposed Lots / 1.856 Base Density = 7.8% Bonus Density (<<60% Allowed)

Owner / Applicant:
Roland + Rachel Burroughs
P.O. Box #84
Underhill Center, VT 05489

Note:
This Plan is not to be used for Property conveyance. See "Boundary Survey - Roland + Rachel Burroughs" for Property information and Conveyance.

1/04/17	Added existing culvert, revised Lot #2 driveway location		DWB
DATE 12/28/16	REVISION Additional information for proposed Lot #2 driveway		BY DWB
SURVEY JRF	☐ RECORD DRAWING ☐ PRELIMINARY	Sketch Plan - 2 Lot PRD	DATE 12-09-2016
DESIGN DWB	☐ FINAL ■ SKETCH/CONCEPT	46 Beartown Road - Underhill, Vermont	JOB# 2016-51
DRAWN JRF/DWB	O'LEARY-BURKE CIVIL ASSOCIATES, PLC		FILE 2016-51-S2
CHECKED SWK/DWB	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-0550 FAX: 878-0589 E-MAIL: occa@obrienbu.com	Roland & Rachel Burroughs	PLAN SHEET # 1
SCALE 1"=100'			