

- LEGEND**
- PROJECT BOUNDARY LINES
 - PROPOSED BOUNDARY LINES
 - ABUTTING BOUNDARY LINES
 - SIDELINE OF EXISTING RIGHT OF WAY
 - SIDELINE OF PROPOSED RIGHT OF WAY
 - BUILDING ENVELOPE LINES
 - RBF REBAR FOUND
 - IPF IRON PIPE FOUND
 - CMF CONCRETE MONUMENT FOUND
 - RBS REBAR SET
 - CALCULATED CORNER
 - A.G. ABOVE GRADE
 - B.G. BELOW GRADE
 - NF NOW OR FORMERLY
 - DRILLED WELL (UNLESS NOTED OTHERWISE)
 - ELECTRICAL TRANSFORMER (PROPOSED)
 - chw UTILITY POLE & OVERHEAD WIRES
 - UE UNDERGROUND ELECTRIC
 - BARBED WIRE FENCE
 - STONE WALL
 - EDGE OF LAWN
 - WL WETLAND BOUNDARY
 - WB WETLAND BUFFER
 - STREAM
 - TRAIL

ZONING INFORMATION

ZONING DISTRICTS
RURAL RESIDENTIAL DISTRICT 1 (RR-1)

DIMENSIONAL REQUIREMENTS

LOT SIZE: **3 ACRES MIN.**

LOT FRONTAGE: **200 FT. MIN.**

LOT DEPTH: **200 FT. MIN.**

SETBACK - FRONT YARD: **60 FT. MIN.**

SETBACK - SIDE YARD: **20 FT. MIN.**

SETBACK - REAR YARD: **30 FT. MIN.**

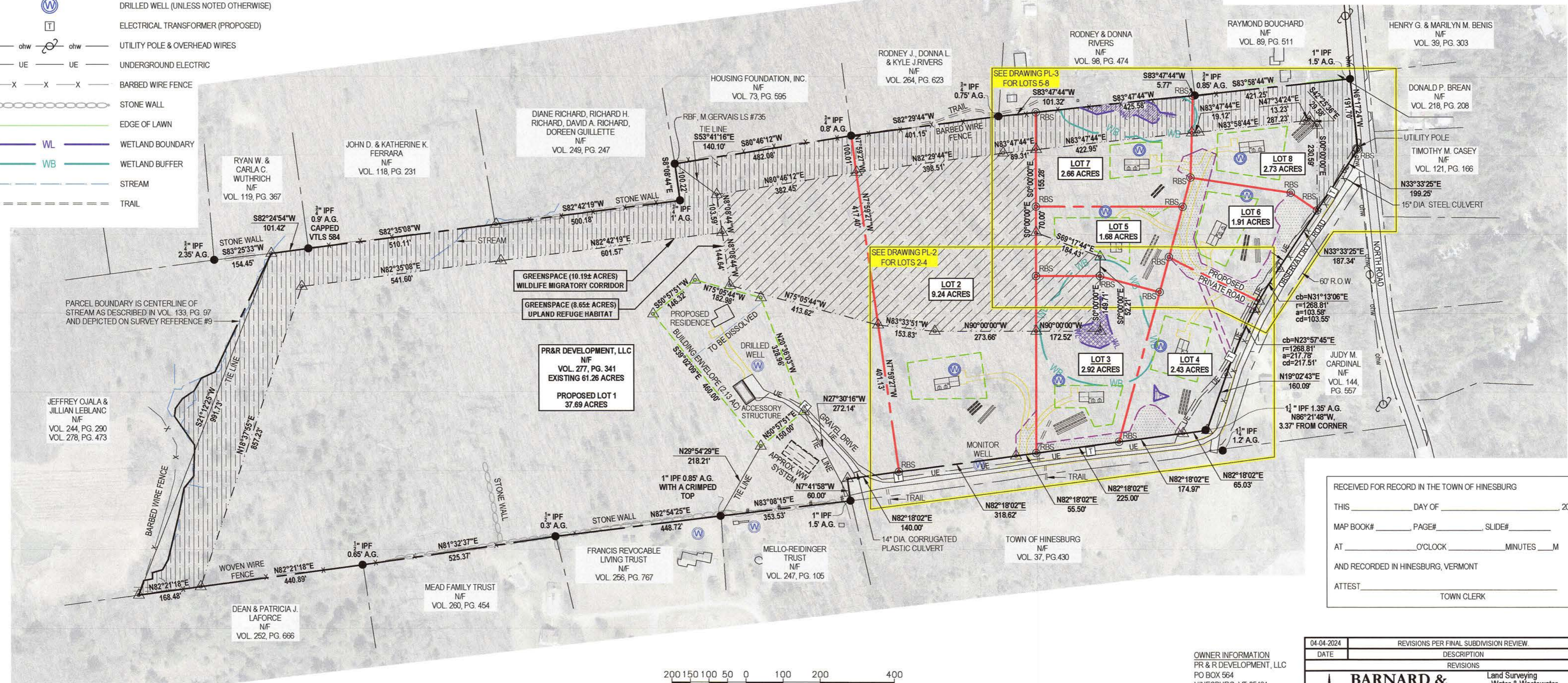
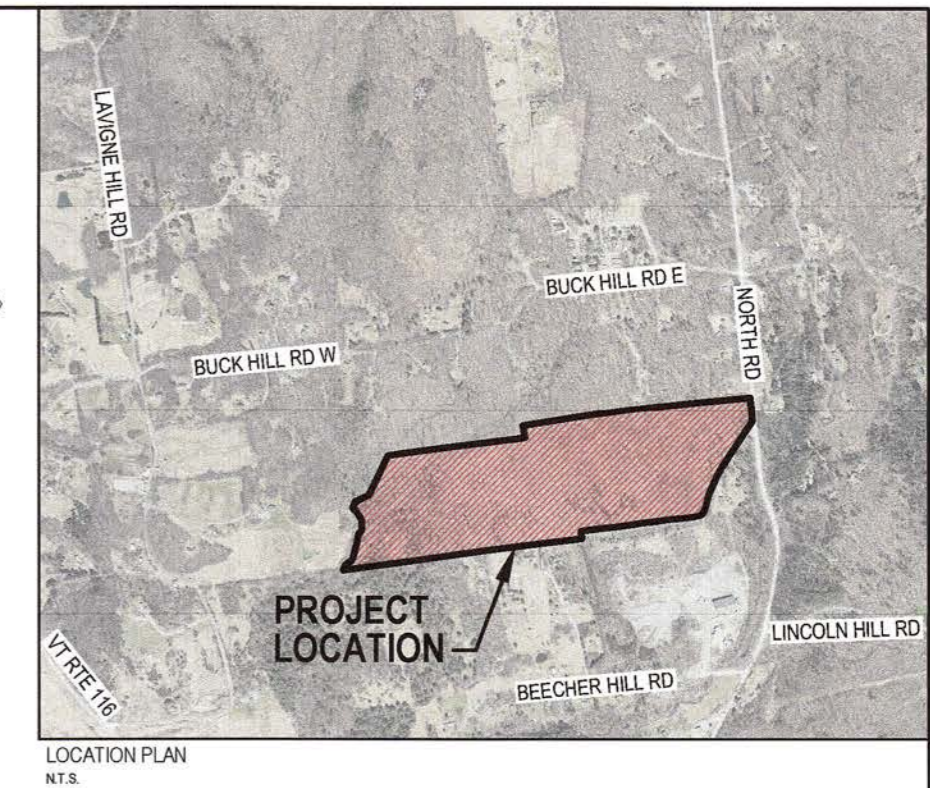
SETBACK - STREAM: **75 FT. MIN.**

LOT COVERAGE: **20% MAX.**

BUILDING HEIGHT: **34 FT. MAX.**

- SURVEY NOTES:**
- BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TOPCON HIPER SR GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 - A CLOSED TRAVERSE SURVEY WAS COMPLETED IN FEBRUARY, 2023 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 - THE SUBJECT PARCEL AT ITS CURRENT ACREAGE OF 61.26 ACRES WAS CREATED BY THE WARRANTY DEED RECORDED IN THE TOWN OF HINESBURG LAND RECORDS BOOK 277, PAGE 341. THE RESULTING PARCEL WAS CREATED AS A CONSERVED LOT WITH ZONING PERMIT 2003-53 ON JUNE 6, 2003. DEVELOPMENT OF THE SUBJECT PARCEL WITHIN THE EXISTING BUILDING ENVELOPE ON PROPOSED LOT 1 IS PERMITTED BY THE TOWN OF HINESBURG DEVELOPMENT REVIEW BOARD SUBDIVISION REVISION APPROVAL OF SEPTEMBER 21, 2021. REFERENCE MAY BE MADE TO THE AFOREMENTIONED DEED AND SUPPORTING DOCUMENTS FOR FURTHER DESCRIPTION.
 - ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 - THE RIGHT OF WAY WIDTH FOR NORTH ROAD, TOWN HIGHWAY #9, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.

- THE RIGHT OF WAY FOR OBSERVATORY ROAD IS 60' WIDE AND THE ALIGNMENT HAS BEEN BASED ON SURVEY REFERENCE 6 LISTED HEREON AND MONUMENTATION FOUND.
- ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROADS AND NOT THE CENTERLINE THEREOF.
- ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.C. GAINES VTLs 024.0132673 AND ALL MONUMENTATION FOUND IS AS NOTED.
- UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
- BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
- THIS EIGHT-LOT SUBDIVISION SURVEY PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.
- THE PROPOSED UTILITY LOCATIONS MAY BE MODIFIED SLIGHTLY WHEN INSTALLED DUE TO UNFORESEEN SITE CONSTRAINTS (E.G. LEDGE).



RECEIVED FOR RECORD IN THE TOWN OF HINESBURG

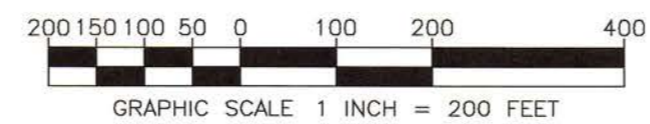
THIS _____ DAY OF _____, 20____

MAP BOOK# _____ PAGE# _____ SLIDE# _____

AT _____ O'CLOCK _____ MINUTES _____ M

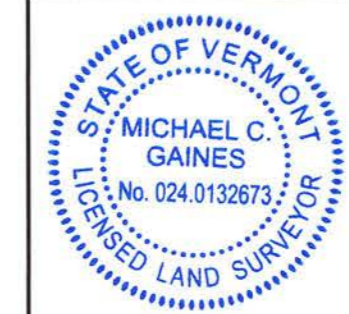
AND RECORDED IN HINESBURG, VERMONT

ATTEST _____ TOWN CLERK



OWNER INFORMATION
PR & R DEVELOPMENT, LLC
PO BOX 564
HINESBURG, VT 05461
WD VOL. 277, PG. 341

PARCEL INFORMATION:
PID: 868.1
TAX MAP #: 09-01-69.100
SPAN: 294-093-10643



DATE	REVISIONS PER FINAL SUBDIVISION REVIEW	SB
04-04-2024		

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting

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Telephone: (802) 933-5188

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Hinesburg, VT 05461
Telephone: (802) 482-2597

LANDS OF
PR & R DEVELOPMENT, LLC

OBSERVATORY ROAD, HINESBURG, VERMONT

EIGHT-LOT SUBDIVISION SURVEY PLAT

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

SKETCH/CONCEPT PRELIMINARY FINAL LOCAL REVIEW

PROJECT NO. 21375
DATE: 05-05-2023
SCALE: 1" = 200'
SURVEY: MCG, AW, OL
DRAWN: MCG, SB
CHECKED: MJG
DRAWING NO. PL-1
SHEET 1 OF 3

SURVEY REFERENCES:
1. "LANDS OF PR&R DEVELOPMENT, LLC, OBSERVATORY ROAD, HINESBURG, VERMONT, BOUNDARY RETRACEMENT SURVEY PLAT" DATED 01-07-2022 AND REVISED 01-17-2022, BY BARNARD & GERVAIS, LLC AND RECORDED IN THE TOWN OF HINESBURG MAP RECORDS MAP SLIDE 248D.

THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF HINESBURG, VERMONT, THIS _____ DAY OF _____, 2024, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED THIS _____ DAY OF _____, 2024,
BY _____ CHAIR

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 V.S.A. § 1403.

DATED THIS 4th DAY OF April, 2024
Michael C. Gaines L.S. 024.0132673