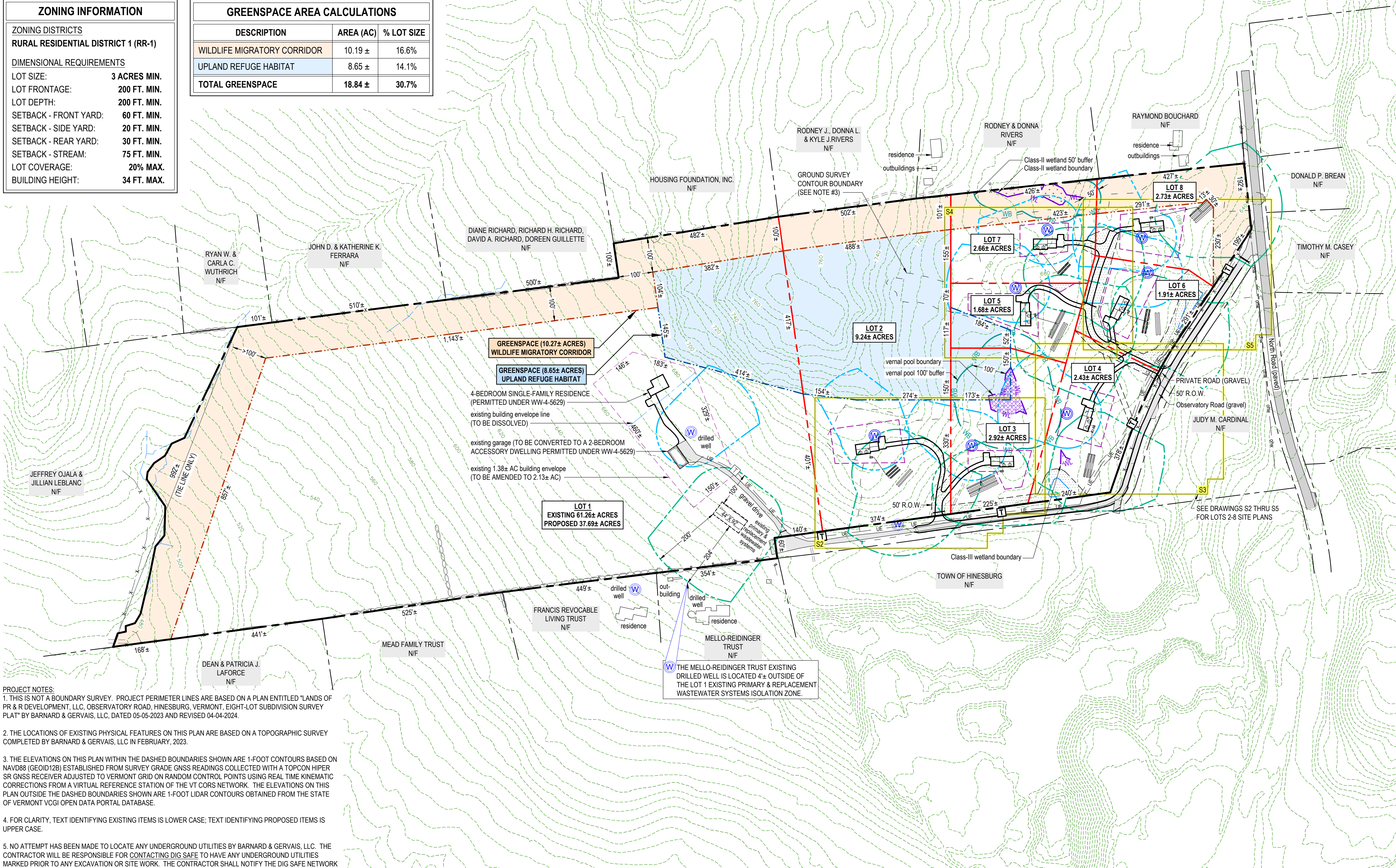


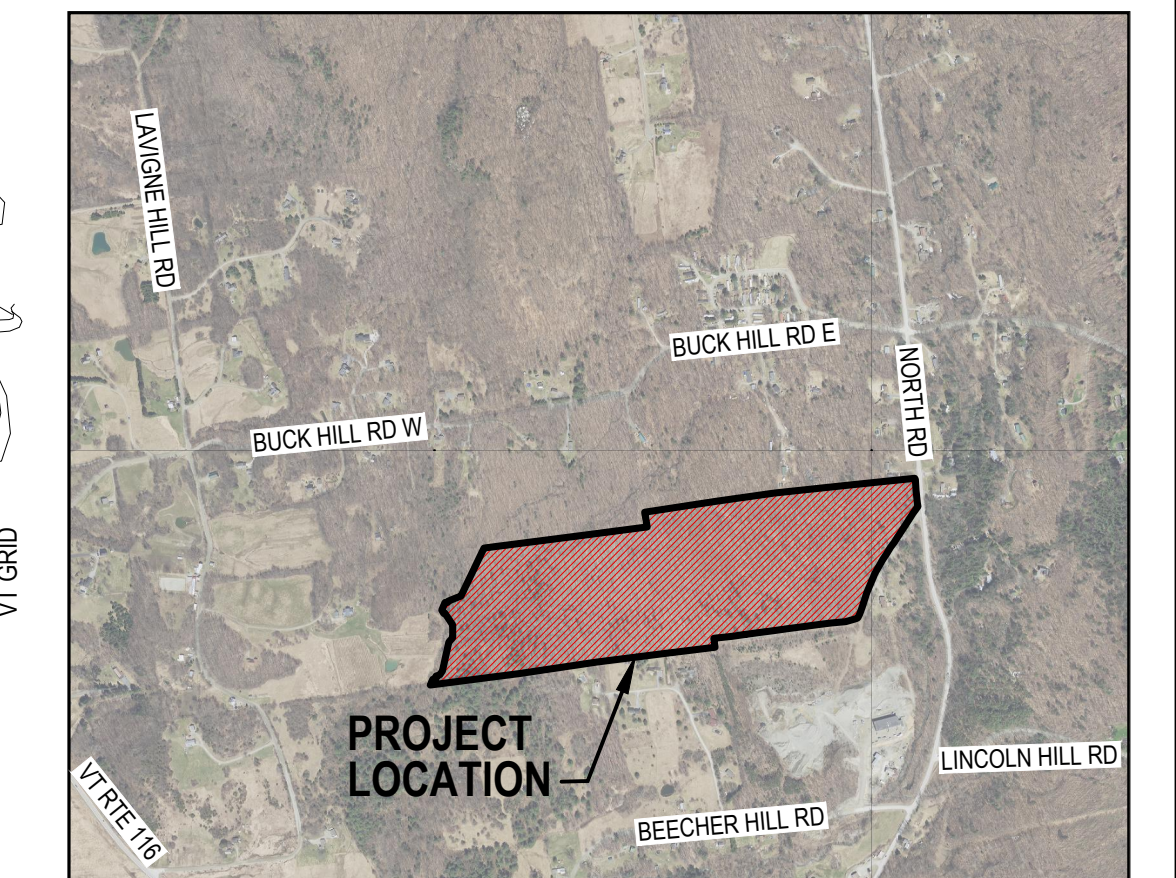
ZONING INFORMATION	
ZONING DISTRICTS	
RURAL RESIDENTIAL DISTRICT 1 (RR-1)	
DIMENSIONAL REQUIREMENTS	
LOT SIZE:	3 ACRES MIN.
LOT FRONTAGE:	200 FT. MIN.
LOT DEPTH:	200 FT. MIN.
SETBACK - FRONT YARD:	60 FT. MIN.
SETBACK - SIDE YARD:	20 FT. MIN.
SETBACK - REAR YARD:	30 FT. MIN.
SETBACK - STREAM:	75 FT. MIN.
LOT COVERAGE:	20% MAX.
BUILDING HEIGHT:	34 FT. MAX.

GREENSPACE AREA CALCULATIONS		
DESCRIPTION	AREA (AC)	% LOT SIZE
WILDLIFE MIGRATORY CORRIDOR	10.19 ±	16.6%
UPLAND REFUGE HABITAT	8.65 ±	14.1%
TOTAL GREENSPACE	18.84 ±	30.7%



PROJECT NOTES:

- THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "LANDS OF PR & R DEVELOPMENT, LLC, OBSERVATORY ROAD, HINESBURG, VERMONT, EIGHT-LOT SUBDIVISION SURVEY PLAT" BY BARNARD & GERVAIS, LLC, DATED 05-05-2023 AND REVISED 04-04-2024.
- THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD & GERVAIS, LLC IN FEBRUARY, 2023.
- THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD83 (GEOID 12B) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TOPCON HIPER SR GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
- FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
- NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD & GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTRACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE WASTEWATER DISPOSAL SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE APRIL 12, 2019.
- CLASS II WETLANDS, CLASS III WETLANDS AND A VERNAL POOL WERE IDENTIFIED ON THE SUBJECT PARCEL DURING THE PLANNING PROCESS. SAID WETLANDS AND THE VERNAL POOL WERE DELINEATED BY VT COMPLIANCE MONITORING, LLC IN MAY, 2022 AND APPLICABLE SETBACKS HAVE BEEN APPLIED TO THESE IDENTIFIED FEATURES. FURTHER, A WILDLIFE MIGRATORY CORRIDOR AND UPLAND REFUGE HABITAT HAVE BEEN PROVIDED FOR THE PROJECT.
- BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
- ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.
- THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.
- AS SHOWN, THE PROJECT CONTAINS 44,084 SF OF IMPERVIOUS SURFACE AREA.
- THE PROPOSED UTILITY LOCATIONS MAY BE MODIFIED SLIGHTLY WHEN INSTALLED DUE TO UNFORSEEN SITE CONSTRAINTS (E.G. LEDGE).
- THE PROPERTY IS SUBJECT TO STATE OF VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT # WW-4-5629.



Project Location Map
Not to Scale

LEGEND	
	BOUNDARY LINE/ R.O.W. (EXISTING)
	BOUNDARY LINE/ R.O.W. (PROPOSED)
	BOUNDARY LINE/ R.O.W. (ABUTTING)
	SIDE LINE OF EASEMENT
	EDGE OF ROAD/DRIVE (SURFACE NOTED)
	BUILDING ENVELOPE
	100 1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	100 1-FOOT GROUND SURVEY CONTOUR
	100 FINISH GRADE
	S GRAVITY SEWER
	FM FORCE MAIN
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	WELL ISOLATION
	WASTEWATER ISOLATION
	WL WETLAND BOUNDARY
	WB WETLAND BUFFER
	UE UNDERGROUND ELECTRICAL CONDUIT
	ohw UTILITY POLE/OVERHEAD WIRES
	△ SURVEY TRAVERSE STATION
	⊕ TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
	⊙ TEST PIT (TP-01)
	⊙ SOIL BORING (SB-01)
	⊙ DRILLED WELL (UNLESS OTHERWISE NOTED)

DATE	DESCRIPTION	BY
04-04-2024	Revise Lot 7 building envelope & stormwater basin berms.	SB
03-28-2024	Add swale at Lot 7 drive; Add culvert at Lot 5 drive; Add top of berm contours at stormwater basins #1 & #2.	SB
03-20-2024	Add Mello-Reidinger Trust existing drilled well note.	SB
03-07-2024	Reduce road width to 18'; Revise Lot 2 drive & add turn-around area; Revise Wildlife Corridor & add demarcation; Lot 1 WW location; Revise stormwater infiltration basins.	SB
05-05-2023	Add stormwater system; Revise Lot 1 building envelope.	SB
03-20-2023	Add wastewater easement on Lot 5 to benefit Lot 7.	SB

BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting		PROJECT NO. 21375
167 Main Street, P.O. Box 820 Hinesburg Falls, VT 05450 Telephone: (802) 933-5168		DATE: 02-27-2023
10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597		SCALE: 1" = 150'
EIGHT-LOT SUBDIVISION AND PLANNED UNIT DEVELOPMENT		
PR & R DEVELOPMENT, LLC		
OBSERVATORY ROAD, HINESBURG, VERMONT		
OVERALL SUBDIVISION PLAN		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input type="checkbox"/> PRELIMINARY DRAFT <input checked="" type="checkbox"/> FINAL STATE REVIEW		CHECKED: JSB
		DRAWN: SB, DW
		DRAWING NO. S-1
		SHEET 1 OF 12

OWNER:
PR & R Development, LLC
DEED - Vol. 277, PG. 341
SPAN # 294-093-10643
PARCEL ID # 000898.1

SIGNATURE:

JASON S. BARNARD
LICENSED DESIGNER #126179