



**LEGEND**

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

4" DIA. SDR 35 GASKETED PVC SEWER PIPE (MIN. SLOPE = 0.01 FT/FT, SEE PIPE IN TRENCH DETAIL ON DRAWING D-1)  
 5-HOLE ROUND CONCRETE DISTRIBUTION BOX (SEE DETAIL ON DRAWING D-1)  
 LOT 2 PRIMARY GSF WASTEWATER SYSTEM: STEPPED ELJEN B43 GEOTEXTILE SAND FILTER (GSF) THREE 4' X 41' TRENCHES (SEE DETAIL ON DRAWING D-1)  
 LOT 2 REPLACEMENT GSF WASTEWATER SYSTEM: ELJEN B43 GEOTEXTILE SAND FILTER (GSF)

LOT 2 GRAVEL DRIVE

18" DIA. HDPE CULVERT W/ FLARED END SECTIONS  
 INV. IN = 672.0'  
 INV. OUT = 669.0'

TEMPORARY BENCHMARK  
 NAIL IN ROOT ELEVATION: 670.0'

4" DIA. SDR 35 GASKETED PVC SEWER PIPE (MIN. SLOPE 0.01 FT/FT, MIN LENGTH 10')  
 1,000 GALLON CONCRETE SEPTIC TANK (SEE DETAIL ON D-2)  
 4" DIA. SDR 35 GASKETED PVC SEWER PIPE (MIN. SLOPE 0.01 FT/FT, SEE PIPE IN TRENCH DETAIL ON D-2)

LOT 3 IN-GROUND WASTEWATER DISPOSAL SYSTEM: TWO 4' X 88' ABSORPTION TRENCHES W/ 1.0 FEET OF STONE (SEE DETAILS ON D-2)  
 LOT 3 REPLACEMENT IN-GROUND WASTEWATER SYSTEM: TWO 4' X 88' ABSORPTION TRENCHES W/ 1.0 FEET OF STONE

DATE	DESCRIPTION	BY
04-04-2024	Revise Lot 7 building envelope & stormwater basin berms.	SB
03-28-2028	Add top of berm contours at stormwater basin #1.	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 & clearing limits.	SB

**REVISIONS**

**BARNARD & GERVAIS, LLC** Land Surveying Water & Wastewater Environmental Consulting  
 167 Main Street, P.O. Box 820 Hinesburg, VT 05450 Telephone: (802) 933-5168  
 10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597

PROJECT NO. 21375  
 DATE: 02-27-2023  
 SCALE: 1" = 20'

**PR & R DEVELOPMENT, LLC**  
 OBSERVATORY ROAD, HINESBURG, VERMONT

**LOTS 2 & 3 SITE PLAN**  
 CHECKED: JSB  
 DRAWING NO. S-2

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

SIGNATURE:  
  
 JASON S. BARNARD  
 LICENSED DESIGNER #126179



TOWN OF HINESBURG N/F

SHARED 20' WIDE GRAVEL DRIVE ACCESS IN ACCORDANCE WITH VTTRANS STANDARD B-71A

Electrical Pedestal #3

HAMMERHEAD-T TURNAROUND AREA

monitor well

GROUND SURVEY CONTOURS BOUNDARY (SEE NOTE #3 ON DRAWING S-1)

GROUND SURVEY CONTOURS BOUNDARY (SEE NOTE #3 ON DRAWING S-1)

GREENSPACE (8.65± ACRES) UPLAND REFUGE HABITAT

LOT 2 9.24± ACRES

LOT 3 2.92± ACRES

LOT 4 2.43± ACRES (SEE SITE PLAN S-3)

LOT 1 EXISTING 61.26± ACRES PROPOSED 37.69± ACRES

VT GRID