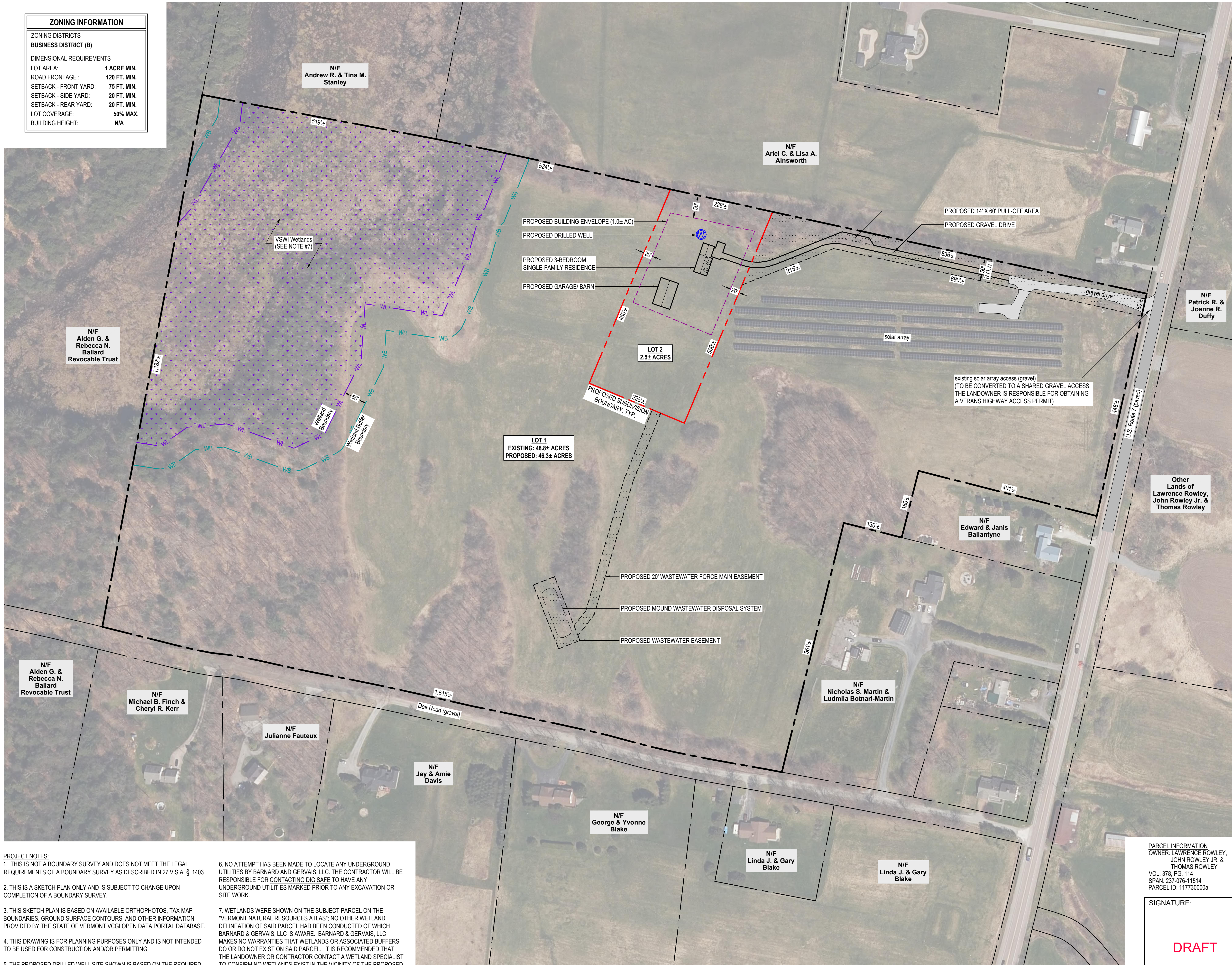
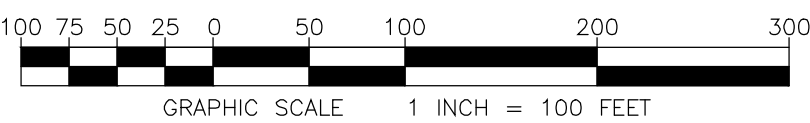


ZONING INFORMATION	
ZONING DISTRICTS	
BUSINESS DISTRICT (B)	
DIMENSIONAL REQUIREMENTS	
LOT AREA:	1 ACRE MIN.
ROAD FRONTAGE :	120 FT. MIN.
SETBACK - FRONT YARD:	75 FT. MIN.
SETBACK - SIDE YARD:	20 FT. MIN.
SETBACK - REAR YARD:	20 FT. MIN.
LOT COVERAGE:	50% MAX.
BUILDING HEIGHT:	N/A



- PROJECT NOTES:
- THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403.
 - THIS IS A SKETCH PLAN ONLY AND IS SUBJECT TO CHANGE UPON COMPLETION OF A BOUNDARY SURVEY.
 - THIS SKETCH PLAN IS BASED ON AVAILABLE ORTHOPHOTOS, TAX MAP BOUNDARIES, GROUND SURFACE CONTOURS, AND OTHER INFORMATION PROVIDED BY THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
 - THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND/OR PERMITTING.
 - THE PROPOSED DRILLED WELL SITE SHOWN IS BASED ON THE REQUIRED ISOLATION DISTANCES TO THE PROPOSED WASTEWATER DISPOSAL SYSTEM AND THE ASSOCIATED SYSTEM COMPONENTS. BARNARD & GERVAIS, LLC MAKES NO WARRANTY REGARDING THE WELL YIELD OR WATER QUALITY RELATIVE TO THE DRILLED WELL LOCATION SHOWN HEREON.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK.
 - WETLANDS WERE SHOWN ON THE SUBJECT PARCEL ON THE "VERMONT NATURAL RESOURCES ATLAS". NO OTHER WETLAND DELINEATION OF SAID PARCEL HAD BEEN CONDUCTED OF WHICH BARNARD & GERVAIS, LLC IS AWARE. BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT WETLANDS OR ASSOCIATED BUFFERS DO OR DO NOT EXIST ON SAID PARCEL. IT IS RECOMMENDED THAT THE LANDOWNER OR CONTRACTOR CONTACT A WETLAND SPECIALIST TO CONFIRM NO WETLANDS EXIST IN THE VICINITY OF THE PROPOSED PROJECT PRIOR TO ANY EARTH WORK OR CONSTRUCTION.
 - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.

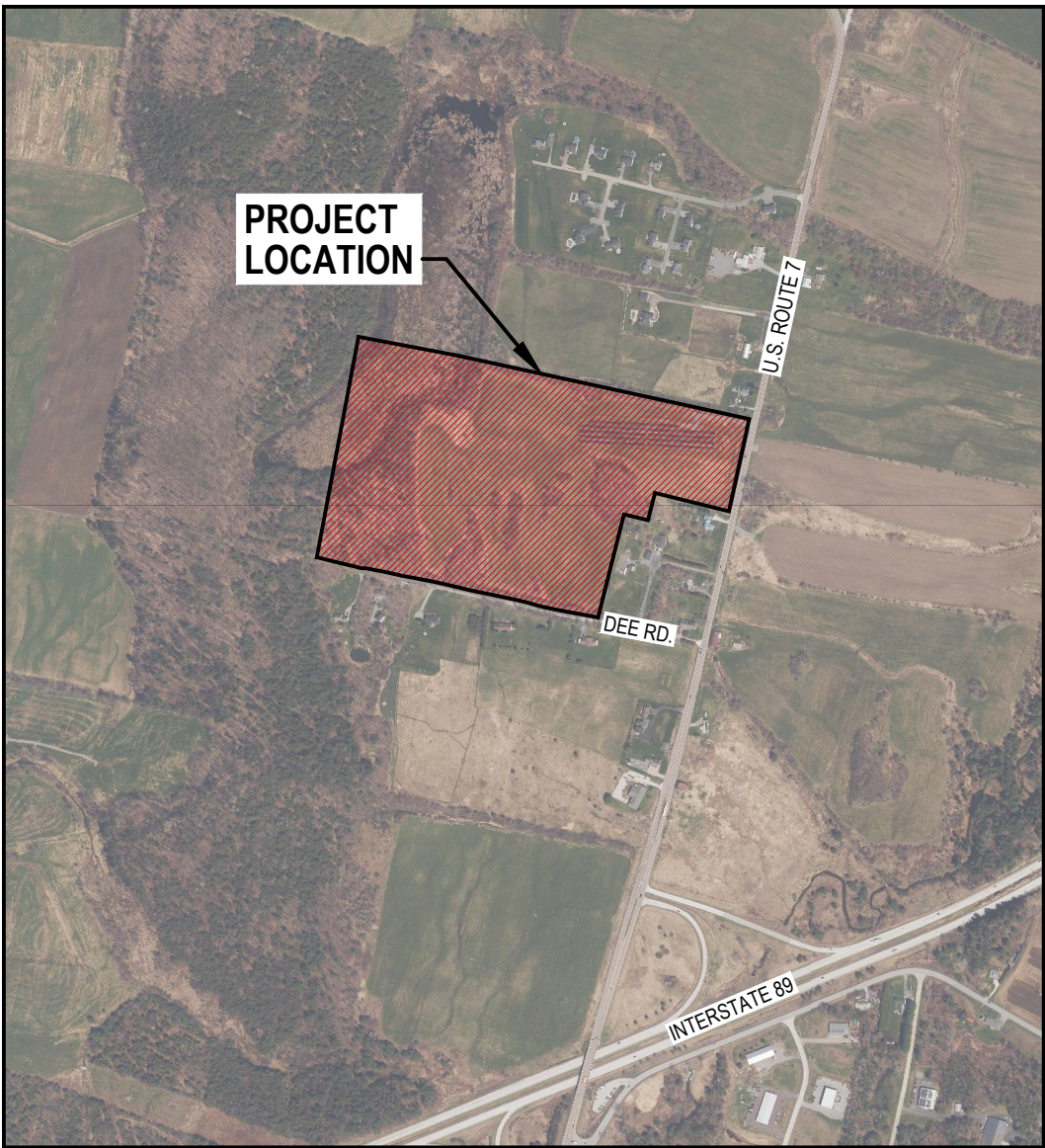


PARCEL INFORMATION
OWNER: LAWRENCE ROWLEY,
JOHN ROWLEY JR. &
THOMAS ROWLEY
VOL. 378, PG. 114
SPAN: 237-076-11514
PARCEL ID: 117730000a

SIGNATURE:

DRAFT

JASON S. BARNARD
LICENSED DESIGNER #126179



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)
- SIDELINE OF EASEMENT
- EDGE OF ROAD/DRIVE (SURFACE NOTED)
- BUILDING ENVELOPE
- S S GRAVITY SEWER (EXISTING)
- S S GRAVITY SEWER (PROPOSED)
- 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
- UE UNDERGROUND ELECTRICAL CONDUIT
- chw 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
REVISIONS		
<div><div>BARNARD & GERVAIS, LLC 167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168</div><div>Land Surveying Water & Wastewater Environmental Consulting 10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597</div></div>		
TWO-LOT SUBDIVISION		
LAWRENCE ROWLEY, JOHN ROWLEY JR. & THOMAS ROWLEY		PROJECT NO. 25213
DEE ROAD & U.S. ROUTE 7, GEORGIA, VERMONT		DATE: 04-08-2025
SKETCH PLAN		SCALE: 1" = 100'
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		SURVEY: --
<input checked="" type="checkbox"/> PRELIMINARY DRAFT <input type="checkbox"/> FINAL STATE REVIEW		DRAWN: CS
		CHECKED: JB
		DRAWING NO. SK-1
		SHEET 1 OF 1