

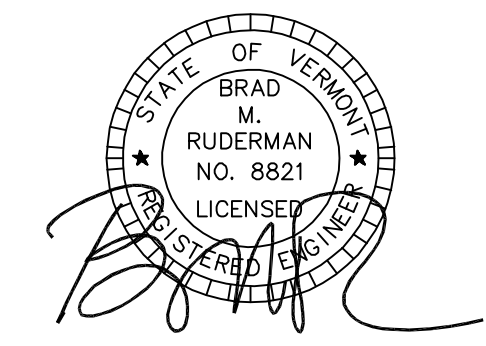
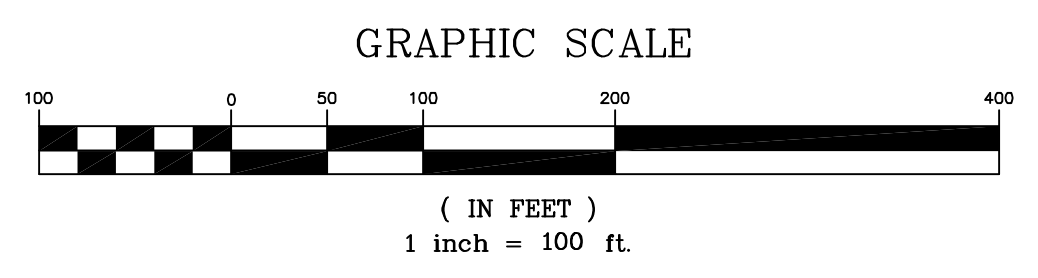
SOIL CHART

SOIL SYMBOL	NAME	AGRI/ VALUE GROUP	TOTAL (ACRES)
MuB	MUNSON SILT LOAM	STATEWIDE 4d	10.7
ScB	SCANTIC SILT LOAM	STATEWIDE(b) 6d	9.1
EdB	ELDRIDGE LOAMY FINE SAND	PRIME 3	18.2
MeB	MASSENA STONY LOAM	PRIME(b) 3d	0.5
EdA	ELDRIDGE LOAMY FINE SAND	PRIME 3	13.4
GeB	GEORGIA STONY LOAM	PRIME 3	5.3
Bg	BINGHAMVILLE SILT LOAM	PRIME(b) 3d	10.0
Tm	TERRIC MEDISAPRISTS	NOT PRIME	1.0
WsC	WINDSOR LOAMY FINE SAND	NOT PRIME	1.8
			TOTAL 70.0±

- GENERAL NOTES:**
- PROPERTY IS OWNED BY 7 NORTH REAL ESTATE HOLDINGS, LLC; 55 REED ROAD, FAIRFIELD, VT 05455. DEED IS RECORDED IN BOOK 394, PAGES 51-52, DATED JULY 18, 2023. PARCEL ID: #117570000. SPAN: #237-076-11056.
 - THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES TAKEN FROM TOWN TAX MAPS AND VT ANR ATLAS MAPS.
 - THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS OR RESERVATIONS NOT SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY SUCH EASEMENTS, RESTRICTIONS OR RESERVATIONS. PROPERTY SUBJECT TO AND/OR BENEFITED BY ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS OF RECORD. BURIED STRUCTURES, OVERHEAD STRUCTURES, BURIED/OVERHEAD UTILITY LINES AND/OR ALL LEDGE OUTCROPPINGS MAY NOT ALL BE SHOWN.
 - WETLANDS WERE DELINEATED BY ADKE ENVIRONMENTAL MAY-JUNE 2023. ALL WETLANDS ARE CLASS II UNLESS NOTED. THE ROAD AND UTILITY CROSSINGS WERE STATE APPROVED VIA WETLANDS PERMIT #2022-0927, DATED MARCH 26, 2024. PER THE PERMIT CONDITIONS, WETLANDS ENHANCEMENT PLANTS SHALL BE PLANTED WITHIN THE WETLANDS AND ALONG THE MARGINS OF THE FORESTED WETLANDS TO THE NORTH.
 - GEORGIA ZONING IS B-BUSINESS WHICH REQUIRES A 1-ACRE MINIMUM LOT SIZE FOR EACH USE, MIXED USE BUILDING, OR SINGLE FAMILY DWELLING AND 1.5-ACRE MINIMUM FOR TWO FAMILY DWELLINGS (TOWNHOUSES). FRONTAGE REQUIREMENT IS 120-FT. MINIMUM. BUILDING SETBACKS ARE 75 FT. FRONT YARD (FROM ROAD CENTERLINE) AND 20 FT. SIDE & REAR YARD. MAXIMUM BUILDING HEIGHT IS 35-FT.
 - THIS PLAN IS FOR PLANNING PURPOSES ONLY. ALL STATE, LOCAL OR FEDERAL PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION.
 - DIGSAFE (1-888-344-7233) MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO MARK LINES BEFORE UNDERGROUND UTILITY WORK IS DONE (VERMONT LAW 30 VSA CHAP. 36).

LEGEND

	WETLANDS VEGETATION
	PROPERTY LINES
	INTERSTATE FENCE
	5 FT. CONTOUR LINE
	EDGE OF GRAVEL
	CENTERLINE OF STREAM
	WETLAND/UPLAND DELINEATION LINE
	WETLAND BUFFER LIMITS
	EXISTING TREELINE
	ZONING SETBACKS

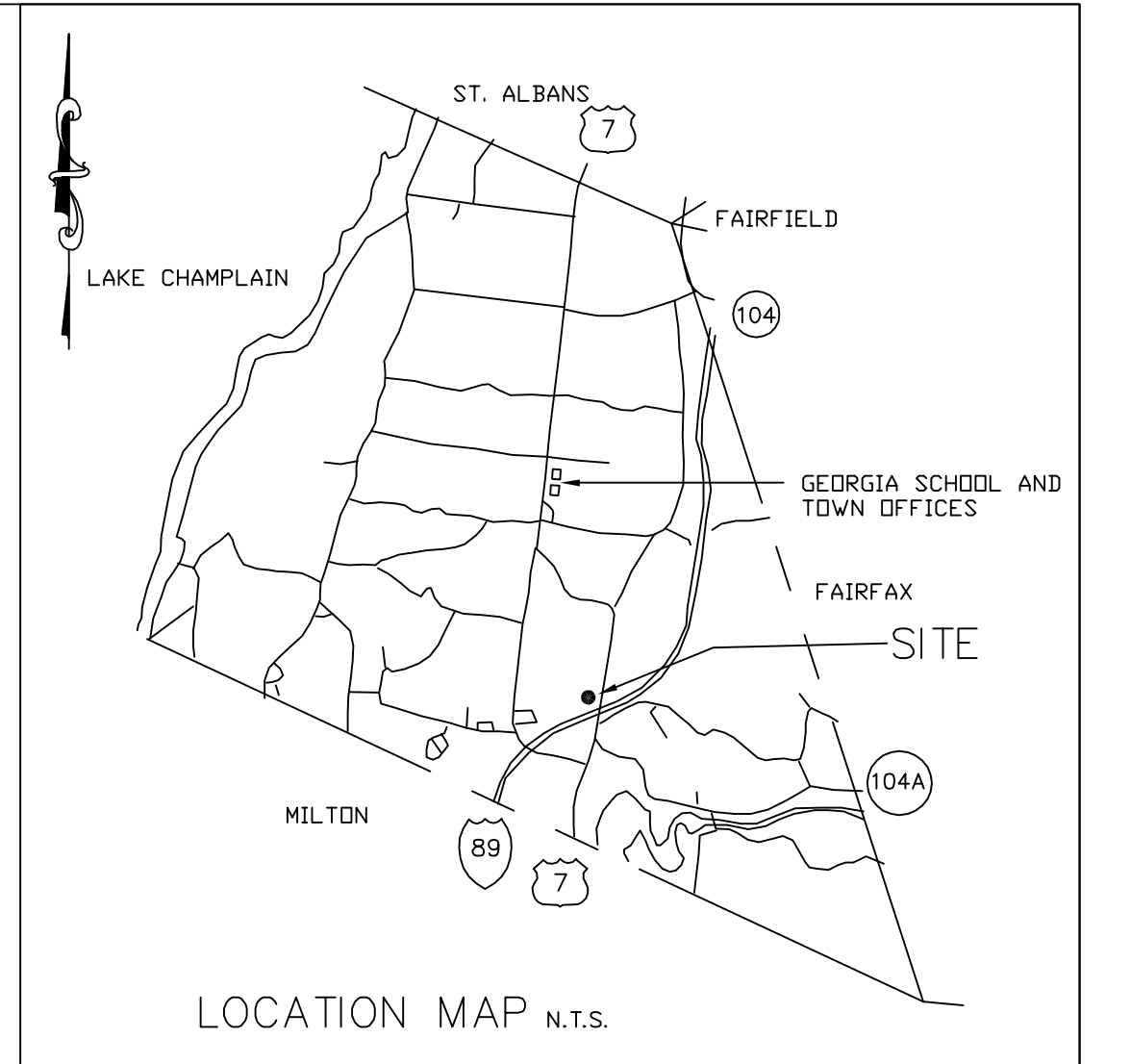
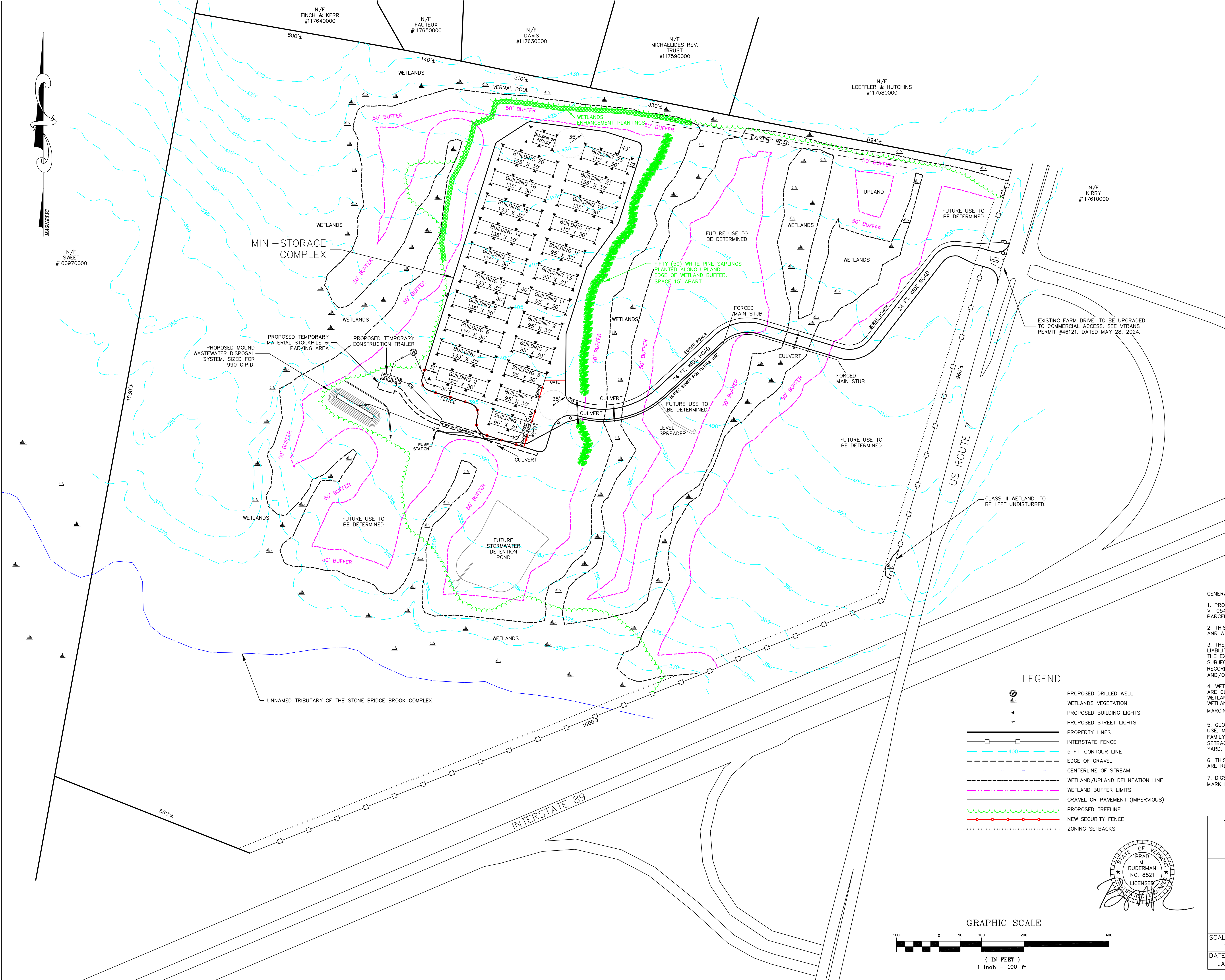


7 NORTH REAL ESTATE HOLDINGS, LLC
 ETHAN ALLEN HIGHWAY
 GEORGIA, VERMONT

EXISTING CONDITIONS PLAN

BRAD M. RUDERMAN & ASSOCIATES, INC.
 28 U.S. ROUTE 5
 HARTLAND, VERMONT
 (802) 674 - 4248

SCALE 1" = 100'	APPROVED BRAD M. RUDERMAN, P.E.	DRAWN BMR
DATE DEC. 5, 2024		SHEET 1



IMPERVIOUS SURFACE CALCULATIONS:

ROAD COMPLEX	= 0.74 ACRES±
MINI-STORAGE COMPLEX	= 5.18 ACRES±
FUTURE USE AREA	= 3.76 ACRES±
GRAVEL ROAD	= 0.11 ACRES±
TEMPORARY TRAILER	= 0.01 ACRES±
TOTAL	= 9.8 ACRES±

WETLAND & BUFFER IMPACTS:

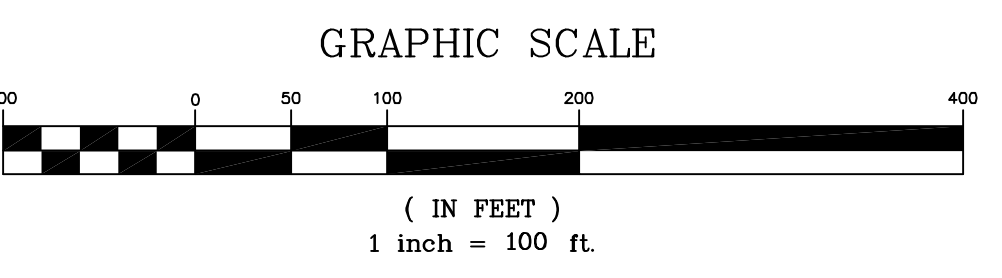
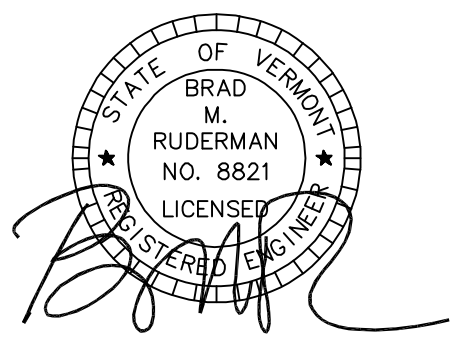
CROSSING 1:	WETLAND IMPACTS = 2630 S.F.
	BUFFER IMPACTS = 4725 S.F.
CROSSING 2:	WETLAND IMPACTS = 1760 S.F.
	BUFFER IMPACTS = 4760 S.F.

- NOTE:
1. BURIED POWER IS 10 FT. OFF THE EDGE OF ROAD.
 2. BURIED SEWER IS 5 FT. OFF THE EDGE OF ROAD.

- GENERAL NOTES:
1. PROPERTY IS OWNED BY 7 NORTH REAL ESTATE HOLDINGS, LLC; 55 REED ROAD, FAIRFIELD, VT 05455. DEED IS RECORDED IN BOOK 394, PAGES 51-52, DATED JULY 18, 2023. PARCEL ID: #117570000. SPAN: #237-076-11056.
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LEGEND

	PROPOSED DRILLED WELL
	WETLANDS VEGETATION
	PROPOSED BUILDING LIGHTS
	PROPOSED STREET LIGHTS
	PROPERTY LINES
	INTERSTATE FENCE
	5 FT. CONTOUR LINE
	EDGE OF GRAVEL
	CENTERLINE OF STREAM
	WETLAND/UPLAND DELINEATION LINE
	WETLAND BUFFER LIMITS
	GRAVEL OR PAVEMENT (IMPERVIOUS)
	PROPOSED TREELINE
	NEW SECURITY FENCE
	ZONING SETBACKS

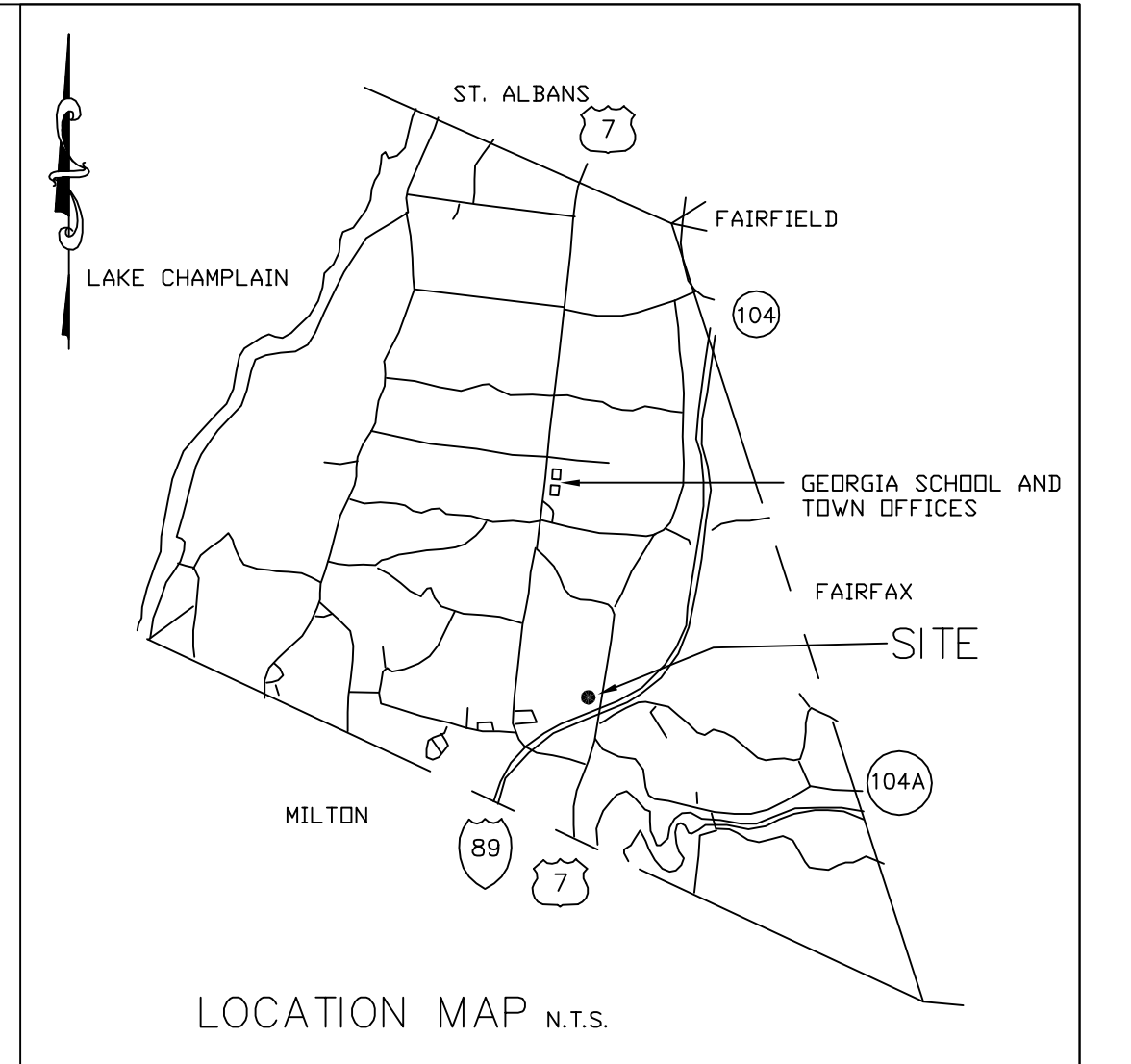
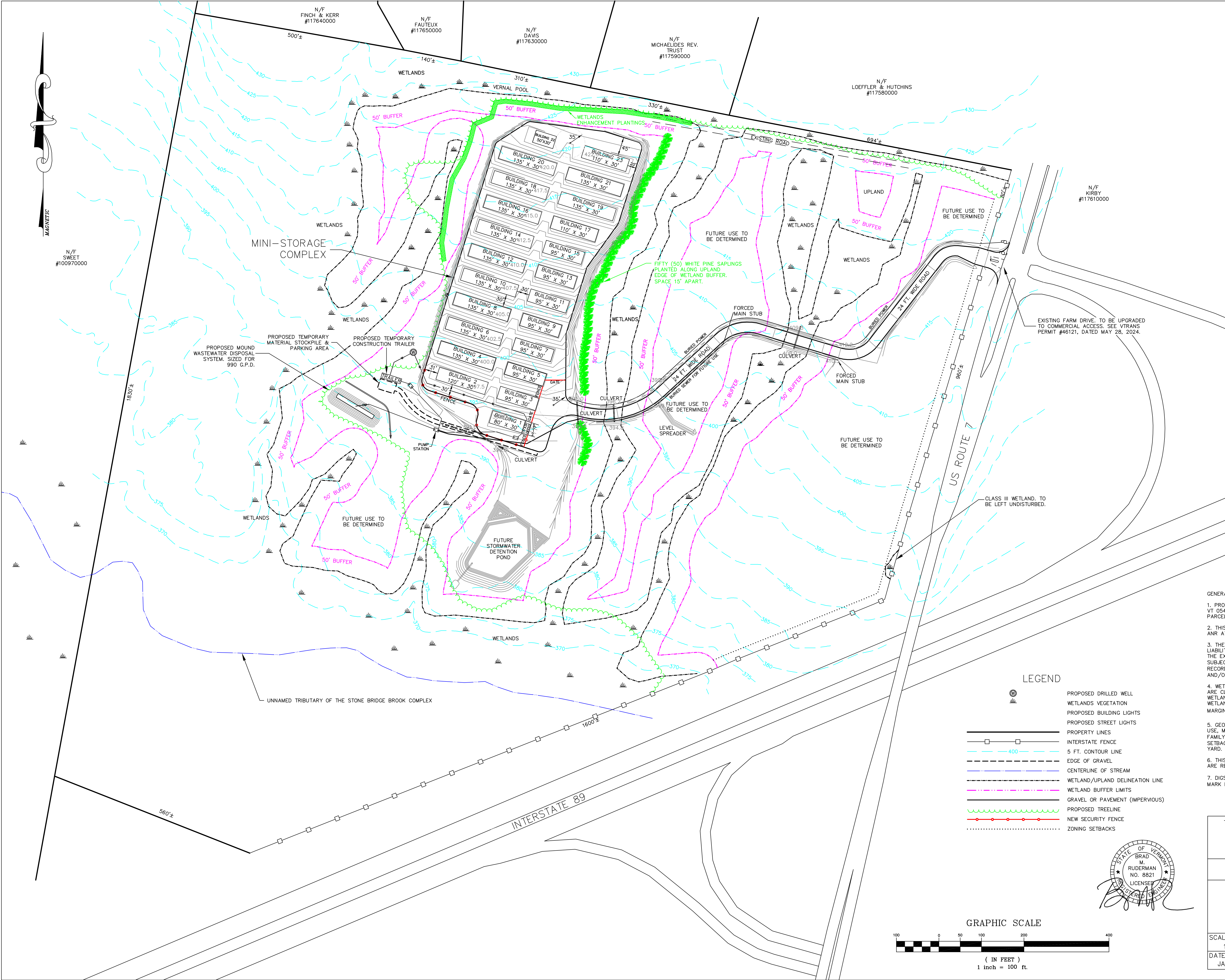


7 NORTH REAL ESTATE HOLDINGS, LLC
 ETHAN ALLEN HIGHWAY
 GEORGIA, VERMONT

PROPOSED SITE PLAN

BRAD M. RUDERMAN & ASSOCIATES, INC.
 28 U.S. ROUTE 5
 HARTLAND, VERMONT
 (802) 674 - 4248

SCALE 1" = 100'	APPROVED BRAD M. RUDERMAN, P.E.	DRAWN BMR
DATE JAN. 6, 2025		SHEET 2



IMPERVIOUS SURFACE CALCULATIONS:

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MINI-STORAGE COMPLEX	= 5.18 ACRES±
FUTURE USE AREA	= 3.76 ACRES±
GRAVEL ROAD	= 0.11 ACRES±
TEMPORARY TRAILER	= 0.01 ACRES±
TOTAL	= 9.8 ACRES±

WETLAND & BUFFER IMPACTS:

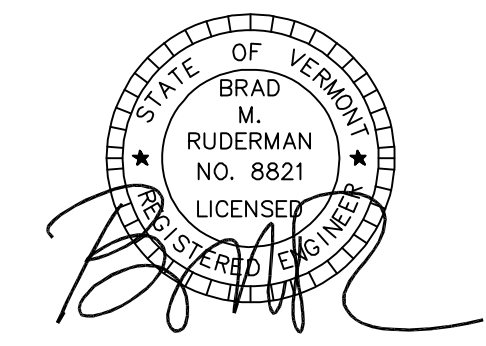
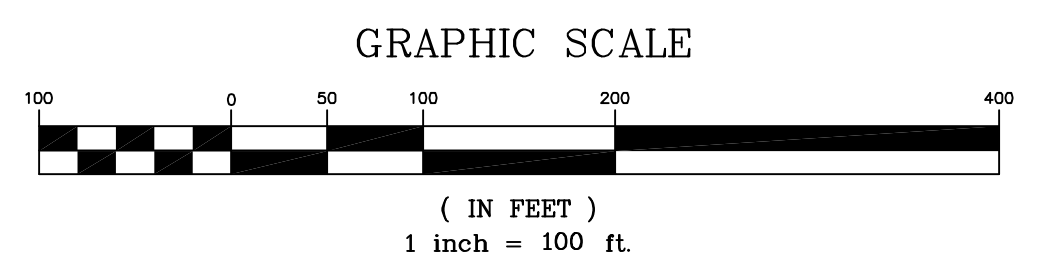
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LEGEND

	PROPOSED DRILLED WELL
	WETLANDS VEGETATION
	PROPOSED BUILDING LIGHTS
	PROPOSED STREET LIGHTS
	PROPERTY LINES
	INTERSTATE FENCE
	5 FT. CONTOUR LINE
	EDGE OF GRAVEL
	CENTERLINE OF STREAM
	WETLAND/UPLAND DELINEATION LINE
	WETLAND BUFFER LIMITS
	GRAVEL OR PAVEMENT (IMPERVIOUS)
	PROPOSED TREELINE
	NEW SECURITY FENCE
	ZONING SETBACKS



7 NORTH REAL ESTATE HOLDINGS, LLC
 ETHAN ALLEN HIGHWAY
 GEORGIA, VERMONT

PROPOSED GRADING PLAN

BRAD M. RUDERMAN & ASSOCIATES, INC.
 28 U.S. ROUTE 5
 HARTLAND, VERMONT
 (802) 674 - 4248

SCALE	APPROVED	DRAWN
1" = 100'	BRAD M. RUDERMAN, P.E.	BMR
DATE		SHEET
JAN. 6, 2025		3