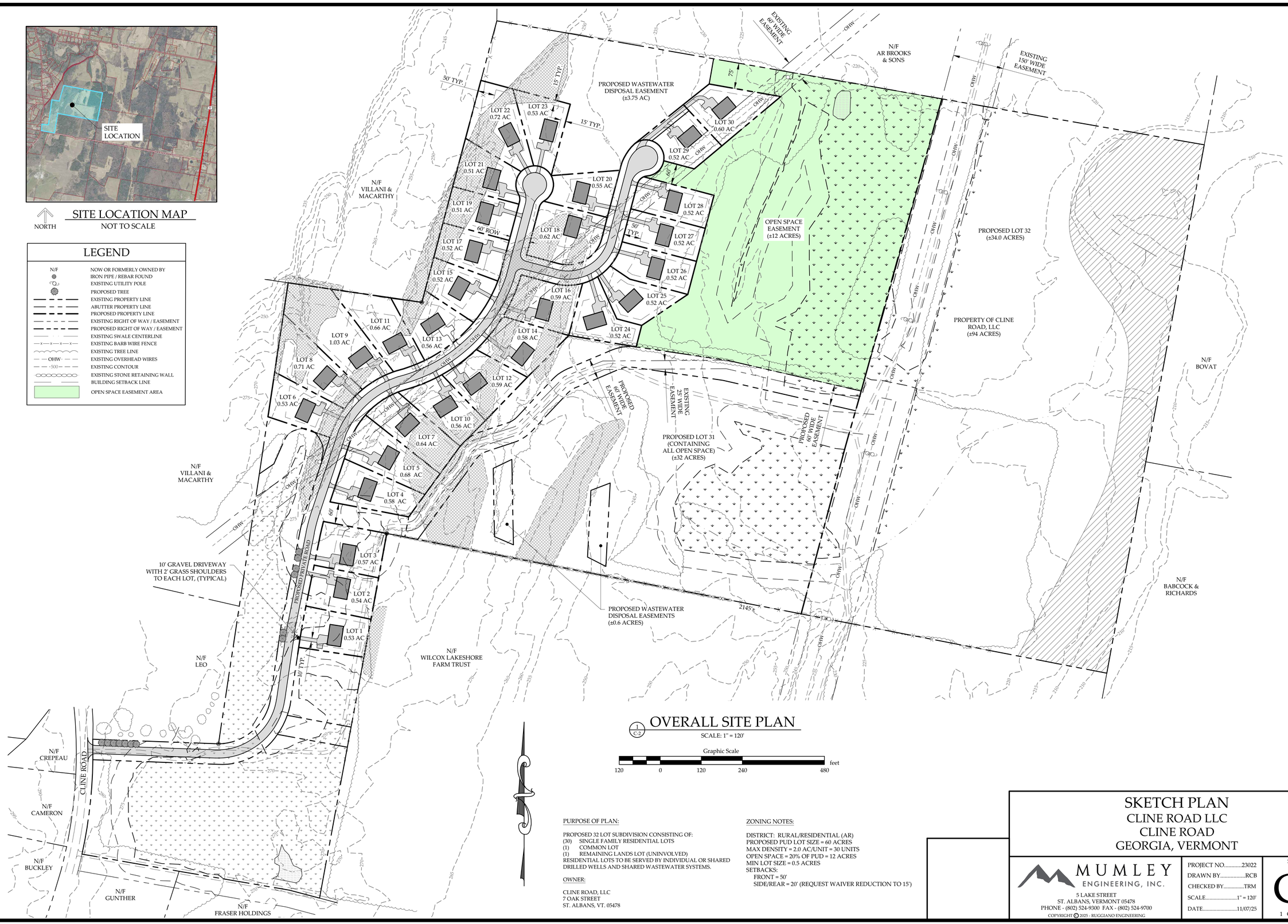
NORTH

SITE LOCATION MAP

NOT TO SCALE

LEGEND

N/F	NOW OR FORMERLY OWNED BY
	IRON PIPE / REBAR FOUND
	EXISTING UTILITY POLE
	PROPOSED TREE
	EXISTING PROPERTY LINE
	ABUTTER PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING RIGHT OF WAY / EASEMENT
	PROPOSED RIGHT OF WAY / EASEMENT
	EXISTING SWALE CENTERLINE
	EXISTING BARB WIRE FENCE
	EXISTING TREE LINE
OHW	EXISTING OVERHEAD WIRES
500	EXISTING CONTOUR
	EXISTING STONE RETAINING WALL
	BUILDING SETBACK LINE
	OPEN SPACE EASEMENT AREA



OVERALL SITE PLAN

1 / C-2

SCALE: 1" = 120'

Graphic Scale

120 0 120 240 480 feet

PURPOSE OF PLAN:

PROPOSED 32 LOT SUBDIVISION CONSISTING OF:
(30) SINGLE FAMILY RESIDENTIAL LOTS
(1) COMMON LOT
(1) REMAINING LANDS LOT (UNINVOLVED)
RESIDENTIAL LOTS TO BE SERVED BY INDIVIDUAL OR SHARED DRILLED WELLS AND SHARED WASTEWATER SYSTEMS.

OWNER:

CLINE ROAD, LLC
7 OAK STREET
ST. ALBANS, VT. 05478

ZONING NOTES:

DISTRICT: RURAL/RESIDENTIAL (AR)
PROPOSED PUD LOT SIZE = 60 ACRES
MAX DENSITY = 2.0 AC/UNIT = 30 UNITS
OPEN SPACE = 20% OF PUD = 12 ACRES
MIN LOT SIZE = 0.5 ACRES
SETBACKS:
FRONT = 50'
SIDE/REAR = 20' (REQUEST WAIVER REDUCTION TO 15')

SKETCH PLAN
CLINE ROAD LLC
CLINE ROAD
GEORGIA, VERMONT

MUMLEY ENGINEERING, INC.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE - (802) 524-9300 FAX - (802) 524-9700
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PROJECT NO.....23022
DRAWN BY.....RCB
CHECKED BY.....TRM
SCALE.....1" = 120'
DATE.....11/07/25

SHEET NO.
C-1
1 OF 1 SHEETS