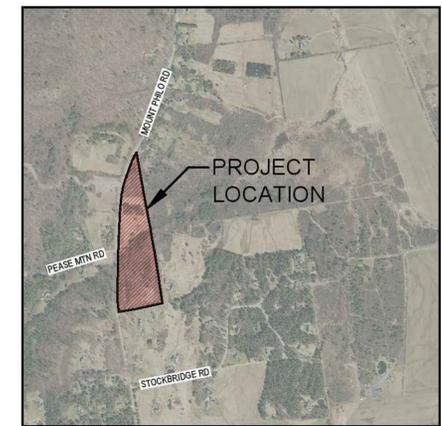
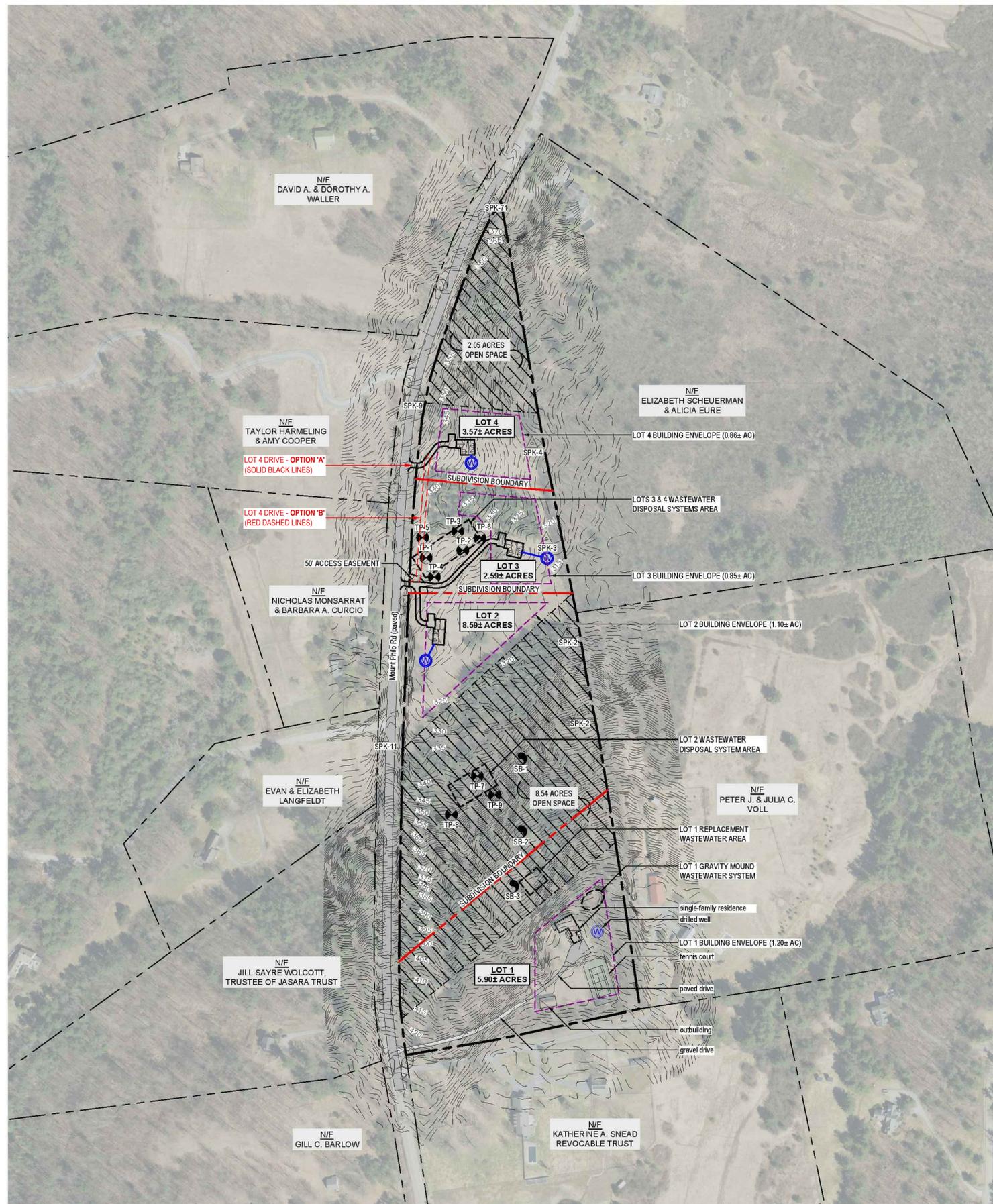


ZONING INFORMATION	
ZONING DISTRICT	RURAL DISTRICT (RUR)
DIMENSIONAL REQUIREMENTS	
LOT AREA:	5 ACRES MIN.
RESIDENTIAL DENSITY:	5 AC/DU MIN.
LOT FRONTAGE:	200 FT. MIN.
SETBACK - FRONT YARD:	50 FT. MIN.
SETBACK - SIDE YARD:	50 FT. MIN.
SETBACK - REAR YARD:	50 FT. MIN.
BUILDING HEIGHT:	35 FT. MAX.
BUILDING COVERAGE:	20% MAX.
LOT COVERAGE:	30% MAX.

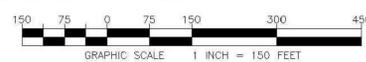


Project Location Map  
Not to Scale

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)
	1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	1-FOOT GROUND SURVEY CONTOUR
	FINISH GRADE
	BUILDING ENVELOPE
	GRAVITY SEWER (PROPOSED)
	FORCE MAIN
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	WELL ISOLATION
	WASTEWATER ISOLATION
	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)

**NOTE:** This 04-27-2020 Sketch Plan was revised on October 1, 2020 to show both Lot 4 drive options 'A' & 'B' for purpose of Charlotte Fire Dept. review regarding Ability to Serve.

- 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 SITES SHOWN ARE BASED ON THE REQUIRED ISOLATION DISTANCES TO THE PROPOSED WASTEWATER DISPOSAL SYSTEMS AND THE ASSOCIATED SYSTEM COMPONENTS. BARNARD & GERVAIS, LLC MAKES NO WARRANTY REGARDING THE WELL YIELD OR WATER QUALITY RELATIVE TO THE DRILLED WELL LOCATIONS 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.
  - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.



SIGNATURE:  
  
**DRAFT**  
  
JASON S. BARNARD  
LICENSED DESIGNER #126179

DATE	DESCRIPTION	BY
REVISIONS		
<b>BARNARD &amp; GERVAIS, LLC</b> Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168		10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597
PROJECT NO. 20211		DATE: 04-27-2020
PROPOSED FOUR-LOT SUBDIVISION & PLANNED RESIDENTIAL DEVELOPMENT		SCALE: 1" = 150'
<b>MITCHELL B. SHIFRIN</b> <b>2019 REVOCABLE TRUST</b>		SURVEY: RG
4035 MOUNT PHILO ROAD, CHARLOTTE, VERMONT		DRAWN: SB
<b>SKETCH PLAN</b>		CHECKED: JSB
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input checked="" type="checkbox"/> PRELIMINARY DRAFT <input type="checkbox"/> FINAL STATE REVIEW		DRAWING NO. <b>SK-1</b>
		SHEET 1 OF 1