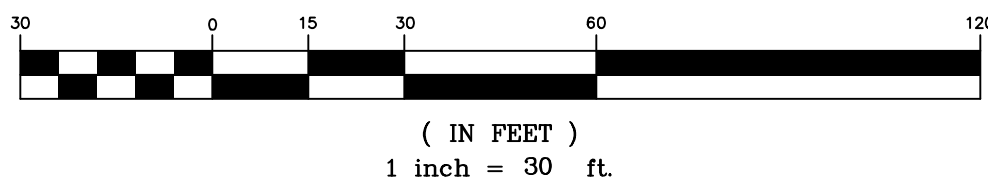


LEGEND

- 985 --- EXISTING CONTOUR  
--- 985 --- PROPOSED CONTOUR  
--- --- APPROXIMATE PROPERTY LINE  
--- --- APPROXIMATE SETBACK LINE  
--- --- APPROXIMATE EASEMENT LINE  
--- SS --- APPROXIMATE GRAVITY SEWER LINE  
--- FM --- APPROXIMATE SEWER FORCE MAIN  
--- ST --- APPROXIMATE STORM DRAINAGE LINE  
--- W --- APPROXIMATE WATER LINE  
--- OETC --- APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE  
--- UETC --- APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE  
--- G --- APPROXIMATE GAS LINE  
--- x --- x --- FENCE  
--- --- DRAINAGE SWALE/DITCH  
--- --- APPROXIMATE 100 YEAR FLOODPLAIN  
--- --- APPROXIMATE EDGE OF WOODS  
--- --- DECIDUOUS TREE  
--- --- CONIFEROUS TREE  
--- --- SHRUB/PLANTING  
--- S --- SEWER MANHOLE  
--- D --- DRAINAGE MANHOLE  
--- --- DRAINAGE CATCH BASIN  
--- --- HYDRANT  
--- --- WATER VALVE  
--- --- DRILLED WELL  
--- --- POWER POLE  
--- --- GUY WIRE  
--- --- LIGHT POLE  
--- --- SIGN POST  
--- --- TEST PIT  
--- --- PERCOLATION TEST  
--- --- IRON PIPE/ROD FOUND/SET  
--- --- CONCRETE MONUMENT FOUND/SET  
--- --- PROJECT BENCHMARK

GRAPHIC SCALE



ZONING REQUIREMENTS

ZONING DISTRICT -- RURAL RESIDENTIAL--AGRICULTURAL DISTRICT (ZONE D)  
ZONING OVERLAYS -- NONE WITHIN PROJECT AREA

DIMENSIONAL REQUIREMENTS --	REQUIRED	EXISTING	PROP. LOT 1	PROP. LOT 2
MINIMUM LOT SIZE (AC) --	3	±128.57	±125.56	3.01
MINIMUM LOT FRONTAGE (FT) --	250	±2634.5	±2495.3	±139.2 <sup>2</sup>
FRONT SETBACK (FT) --	75	47.7 <sup>1</sup>	73.4 <sup>1</sup>	47.7 <sup>1</sup>
SIDE SETBACK (FT) --	50	1.3 <sup>1</sup>	50.0	1.3 <sup>1</sup>
REAR SETBACK (FT) --	50	±1283	±1469	±233
MAXIMUM BUILDING HEIGHT (FT) --	35	EXISTING	EXISTING	EXISTING

FOOTNOTES:

1. REPRESENTS EXISTING NON--CONFORMING DIMENSION THIS PROJECT SEEKS TO MAINTAIN.  
2. REPRESENTS PROPOSED NON--CONFORMING DIMENSION THIS PROJECT SEEKS A WAIVER FOR.

DESIGN FLOWS

PROPOSED WATER DEMAND & SEWER FLOW --

PROPOSED LOT 1 --  
THREE (3) BEDROOM HOUSE @ 140 GPD/BEDROOM = 420 GPD  
PROPOSED LOT 2 --  
DEFERRED = 0 GPD

NOTE: SOILS INVESTIGATION PERFORMED IN CONJUNCTION WITH CARL FULLER, FROM THE VERMONT AGENCY OF NATURAL RESOURCES DRINKING WATER AND GROUNDWATER PROTECTION DIVISION, ON JULY 15, 2020.



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OWNER:

Morse Family  
Revocable Trust,  
Morse, Harry Jr.  
Trustee  
1168 County Rd.  
Montpelier, VT 05602

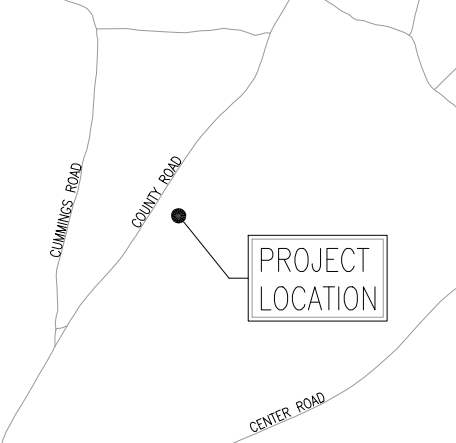
PROJECT:

Morse Farm --  
Proposed Minor  
Subdivision  
918 County Rd.  
Montpelier, VT 05602

SHEET TITLE:

Partial Proposed  
Conditions  
Site Plan

EAST MONTPELIER



LOCATION MAP 1" = ±2,000'

- ☒ PRELIMINARY  
☐ FOR PERMITTING  
☐ NOT FOR CONSTRUCTION  
☐ FOR CONSTRUCTION

PROJECT NO.: 20029

DATE: JULY 2, 2020

SCALE: 1" = 30'

REV. NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:

C2.0