

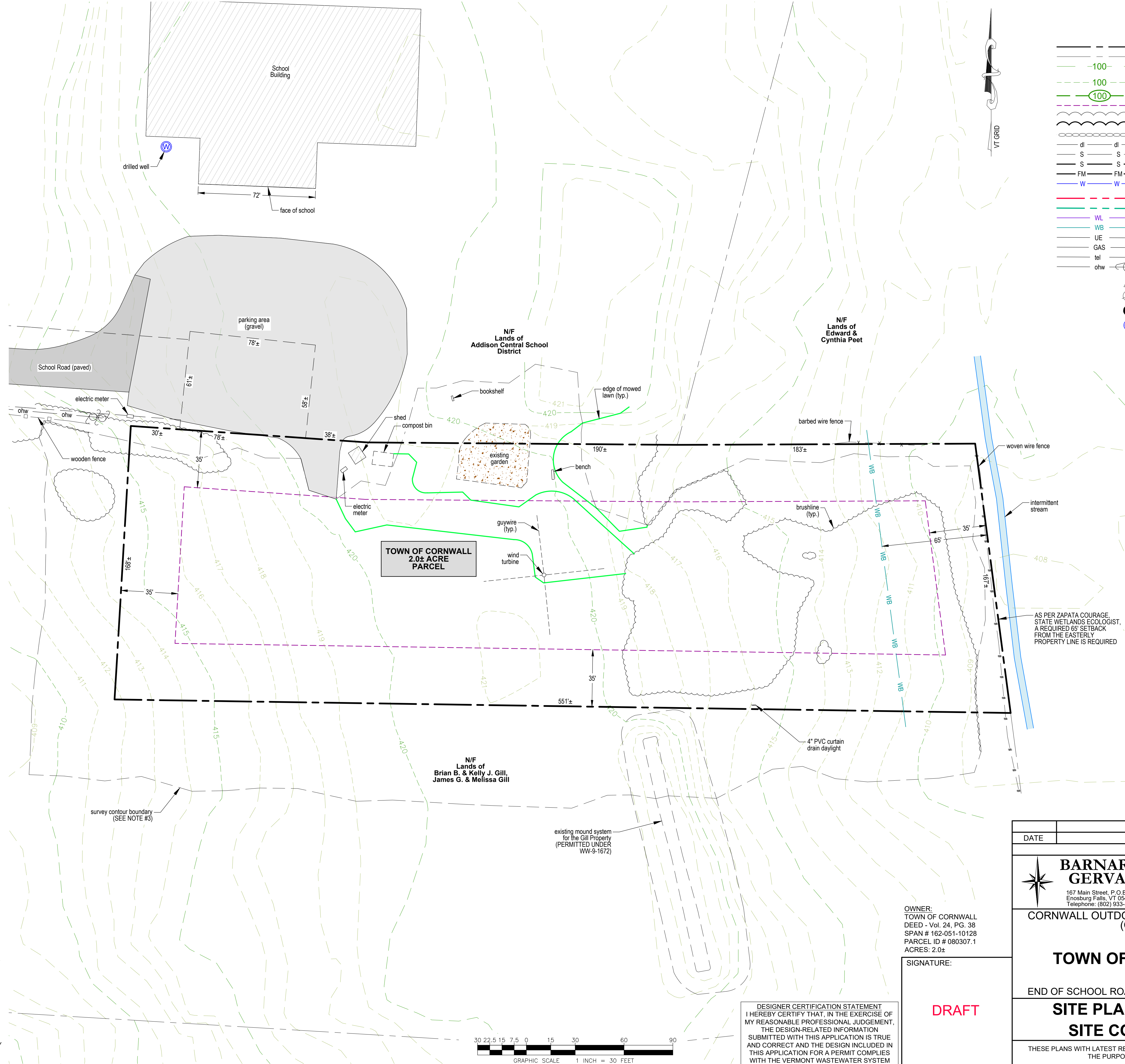


Project Location Map
Not to Scale

ZONING INFORMATION	
ZONING DISTRICTS	
CORNWALL VILLAGE (V1)	
DIMENSIONAL REQUIREMENTS	
LOT AREA:	0.5 ACRES MIN.
ROAD FRONTAGE:	100 FT. MIN.
SETBACK - FRONT YARD:	35 FT. MIN.
SETBACK - SIDE YARD:	15 FT. MIN.
SETBACK - REAR YARD:	25 FT. MIN.
LOT COVERAGE:	15% MAX.
BUILDING HEIGHT:	35 FT. MAX.

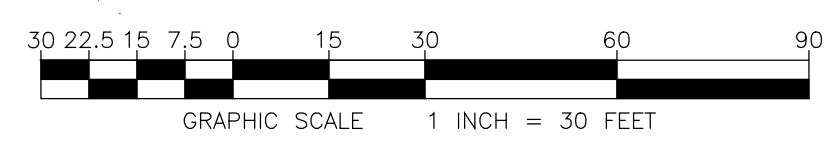
NOTE:
SETBACKS SHOWN ON THIS PARCEL ARE SUBJECT TO ARTICLE V. GENERAL REGULATIONS SECTION: 501 REGARDING INTERIOR LOTS PER TOWN OF CORNWALL, VT ZONING BYLAWS EFFECTIVE FEBRUARY 26, 2008.

- PROJECT NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "LANDS OF TOWN OF CORNWALL, SCHOOL ROAD, CORNWALL, VERMONT, BOUNDARY RETRACEMENT SURVEY PLAT" BY BARNARD AND GERVAIS, LLC, DATED X04-10-2024.
 - THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN APRIL 2024.
 - THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAD83 (GEOID18) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12I GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
 - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
 - 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. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - BASED ON INFORMATION PROVIDED BY CORNWALL OUTDOOR RECREATION AREA (CORA) STAFF, A DESK-TOP REVIEW HAS BEEN CONDUCTED BY THE STATE WETLANDS ECOLOGIST. BASED ON A RESPONSE PROVIDED BY THE STATE WETLANDS ECOLOGIST, A 65-FOOT BUFFER SHALL BE MAINTAINED FROM THE EASTERLY PROPERTY BOUNDARY.
 - BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
 - ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.
 - THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.



LEGEND

	BOUNDARY LINE/ R.O.W. (EXISTING)
	BOUNDARY LINE/ R.O.W. (ABUTTING)
	1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	1-FOOT GROUND SURVEY CONTOUR
	FINISH GRADE
	ZONING SETBACKS
	TREE LINE
	PROPOSED LIMITS OF CLEARING
	STONE WALL (EXISTING)
	DITCHLINE
	GRAVITY SEWER (EXISTING)
	GRAVITY SEWER (PROPOSED)
	FORCE MAIN
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	WELL ISOLATION
	WASTEWATER ISOLATION
	WETLAND BOUNDARY
	WETLAND BUFFER
	UNDERGROUND ELECTRICAL CONDUIT
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE LINE
	UTILITY POLE/ OVERHEAD WIRES
	SURVEY TRAVERSE STATION
	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
	TEST PIT (TP-01)
	DRILLED WELL (UNLESS OTHERWISE NOTED)
	LIGHT POST



DESIGNER CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT, THE DESIGN-RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES.

OWNER:
TOWN OF CORNWALL
DEED - Vol. 24, PG. 38
SPAN # 162-051-10128
PARCEL ID # 080307.1
ACRES: 2.0±

SIGNATURE:
DRAFT

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC 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
CORNWALL OUTDOOR RECREATION AREA (CORA)		PROJECT NO. 24240
TOWN OF CORNWALL		DATE: 04-10-2024
END OF SCHOOL ROAD, CORNWALL, VERMONT		SCALE: 1" = 30'
SITE PLAN - EXISTING SITE CONDITIONS		SURVEY: JG, MCG
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWN: JG, CS
<input checked="" type="checkbox"/> PRELIMINARY DRAFT	<input type="checkbox"/> FINAL STATE REVIEW	CHECKED: JB
		DRAWING NO. S-1A
		SHEET 1 OF 2