

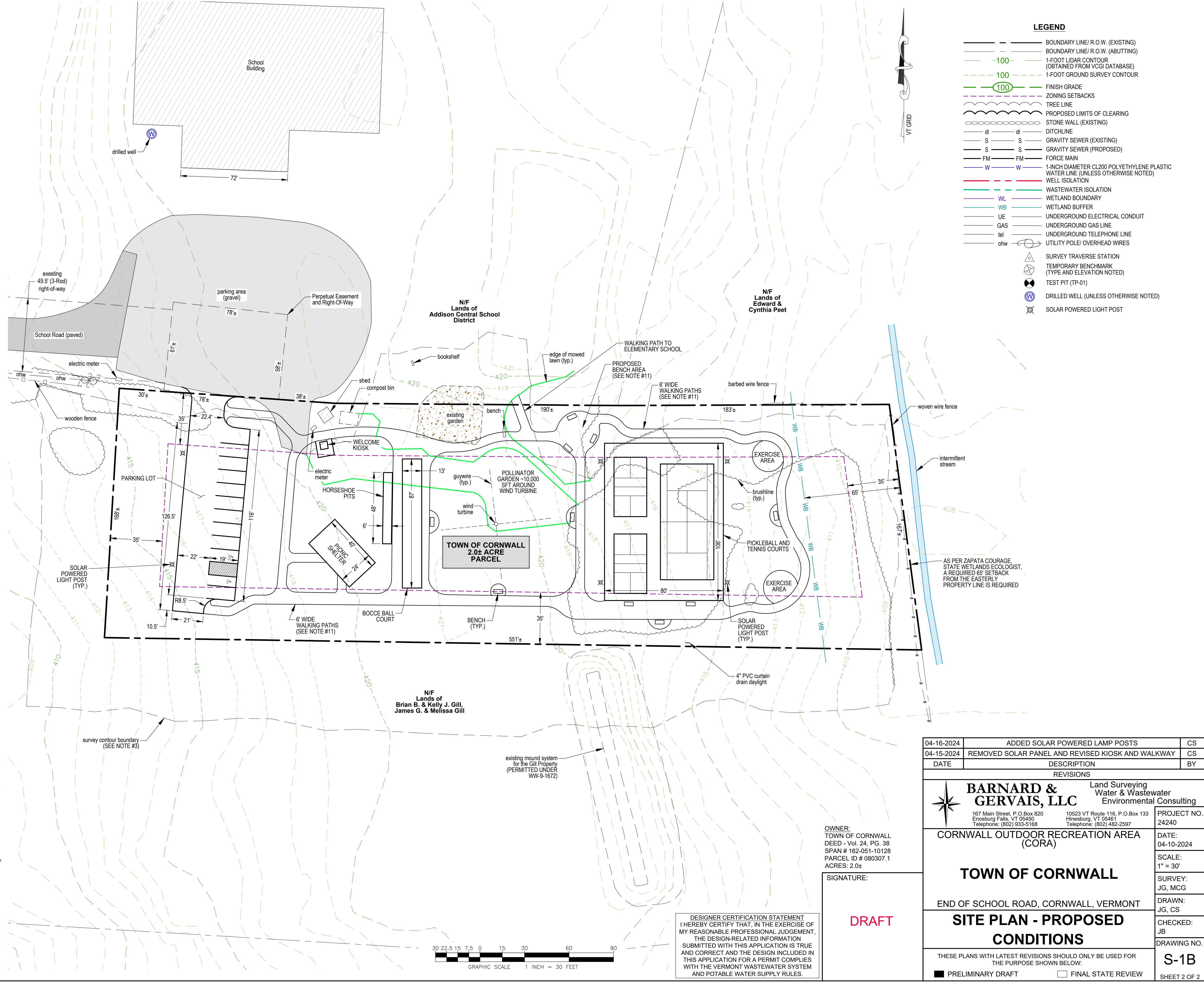


Project Location Map
Not to Scale

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 R12 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.
 - AS SHOWN, THE PROJECT CONTAINS A TOTAL OF 15,014 SF (0.34 AC) OF IMPERVIOUS SURFACE AREA AS FOLLOWS:
 - STRUCTURES, PARKING AREA, KIOSK, PICNIC SHELTER AND COURTS.
 - BASED ON INFORMATION PROVIDED BY CORA MEMBERS, THE PROPOSED WALKING PATHS WILL CONSIST OF #3 PIKE PLANT MIX. AS PER DISCUSSIONS WITH CORA MEMBERS, #3 PIKE PLANT MIX IS CONSIDERED TO BE A PERMEABLE SURFACE AND THEREFORE IS NOT COUNTED IN THE IMPERVIOUS AREA TOTAL. BARNARD & GERVAIS, LLC, HAS REACHED OUT TO A STORM WATER ENGINEER FOR A PROFESSIONAL OPINION. ULTIMATELY, OBTAINING A JURISDICTIONAL OPINION FROM THE STATE OF VERMONT STORMWATER DIVISION IS RECOMMENDED. SEE PROPOSED WALKWAY PERMEABLE SURFACE AREAS BELOW (FOR REFERENCE ONLY):
 - GRAVEL WALKING PATHS, BENCH AND EXERCISE AREAS = 12,455 SF.



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)
	SOLAR POWERED LIGHT POST

DATE	DESCRIPTION	BY
04-16-2024	ADDED SOLAR POWERED LAMP POSTS	CS
04-15-2024	REMOVED SOLAR PANEL AND REVISED KIOSK AND WALKWAY	CS

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

PROJECT NO. 24240
 DATE: 04-10-2024
 SCALE: 1" = 30'
 SURVEY: JG, MCG
 DRAWN: JG, CS
 CHECKED: JB
 DRAWING NO. S-1B
 SHEET 2 OF 2

TOWN OF CORNWALL
 END OF SCHOOL ROAD, CORNWALL, VERMONT
SITE PLAN - PROPOSED CONDITIONS

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

PRELIMINARY DRAFT FINAL STATE REVIEW

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

SIGNATURE: **DRAFT**

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 COMPLES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES.

