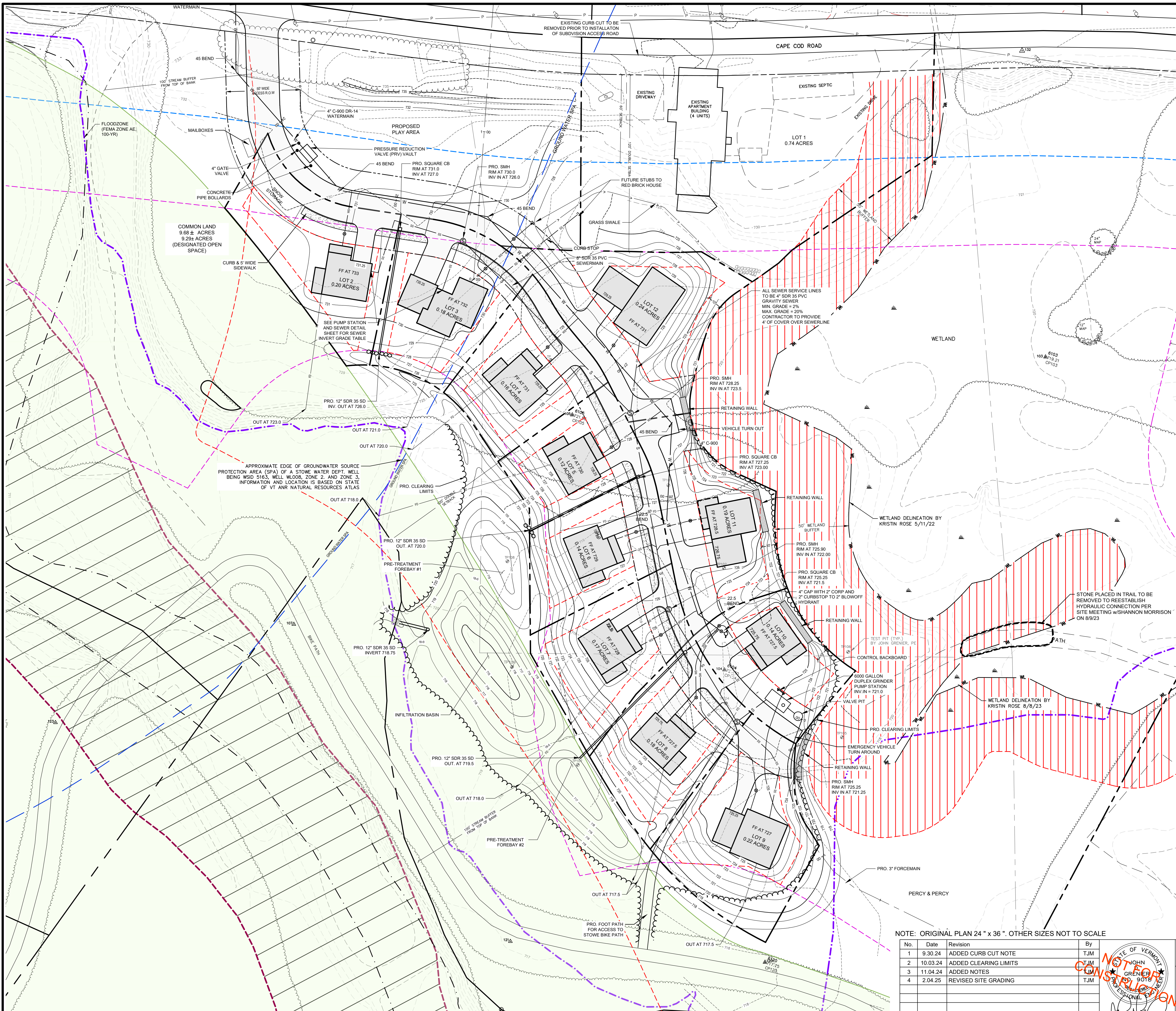




LEGEND

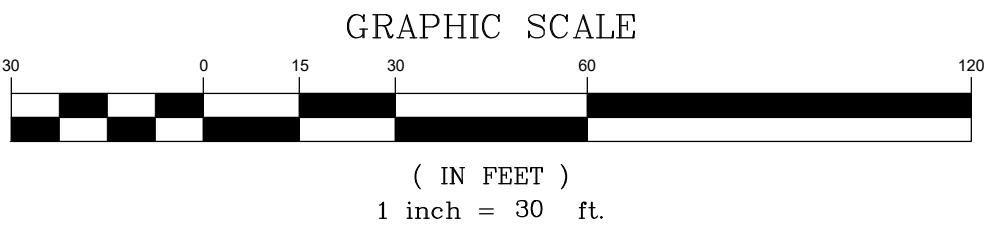
SURVEY CONTROL POINT
IRON PIN/ROD FOUND
SOIL TEST PIT
UTILITY POLE
PRO. HYDRANT
PRO. GATE VALVE
PRO. SEWER MANHOLE
EX. PROPERTY LINE
PRO. LOT LINE
RR2 DISTRICT ZONING SETBACK LINE
PUD DOUBLE SETBACK
RIGHT OF WAY/EASEMENT
EX. EDGE OF ROAD/DRIVE
PRO. EDGE OF ROAD/DRIVE
EDGE OF WETLAND
PRO. WATERLINE
PRO. WATER SERVICE
PRO. GRAVITY SEWERLINE
PRO. SEWER SERVICE
EX. OVERHEAD POWER
PRO. STORMDRAIN
PRO. FOOTING DRAIN
EX. CONTOURS
PRO. CONTOURS
SEPTIC ISOLATION SHIELD
EX. TREE LINE
PRO. TREE LINE/CLEARING LIMITS
EDGE OF RIVER
100 YEAR FLOOD PLAIN
ANR RIVER CORRIDOR
ANR FLOODWAY
WETLAND BUFFER
LOD
LIMITS OF DISTURBANCE
SB
SEDIMENT BARRIER

NOTE
EXISTING BASE DRAWING & TOPOGRAPHICAL FEATURES PROVIDED BY OTHERS AND WERE NOT SURVEYED/FIELD VERIFIED BY THIS OFFICE. LIDAR CONTOURS TAKEN FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION (VCGI).

ZONING TABLE

ZONING DISTRICT: RR2
FRONTYARD SETBACK: 60'
SIDEYARD SETBACK: 50'
REARYARD SETBACK: 50'

ZONING DISTRICT: WBCS
FRONTYARD SETBACK: 60'
SIDEYARD SETBACK: 35'
REARYARD SETBACK: 35'



NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By
1	9.30.24	ADDED CURB CUT NOTE	TJM
2	10.03.24	ADDED CLEARING LIMITS	TJM
3	11.04.24	ADDED NOTES	TJM
4	2.04.25	REVISED SITE GRADING	TJM

SITE PLAN - PROPOSED PUD
RIVER'S EDGE - OWNER: PERCY & PERCY
CAPE COD ROAD
STOWE

GRENIER ENGINEERING, PC
155 DEMERITT PLACE #2
P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

Date: 8.16.24
Scale: 1" = 30'
Designed: JDG
Drawn: TJM
Checked: JDG
Sheet No: C-3