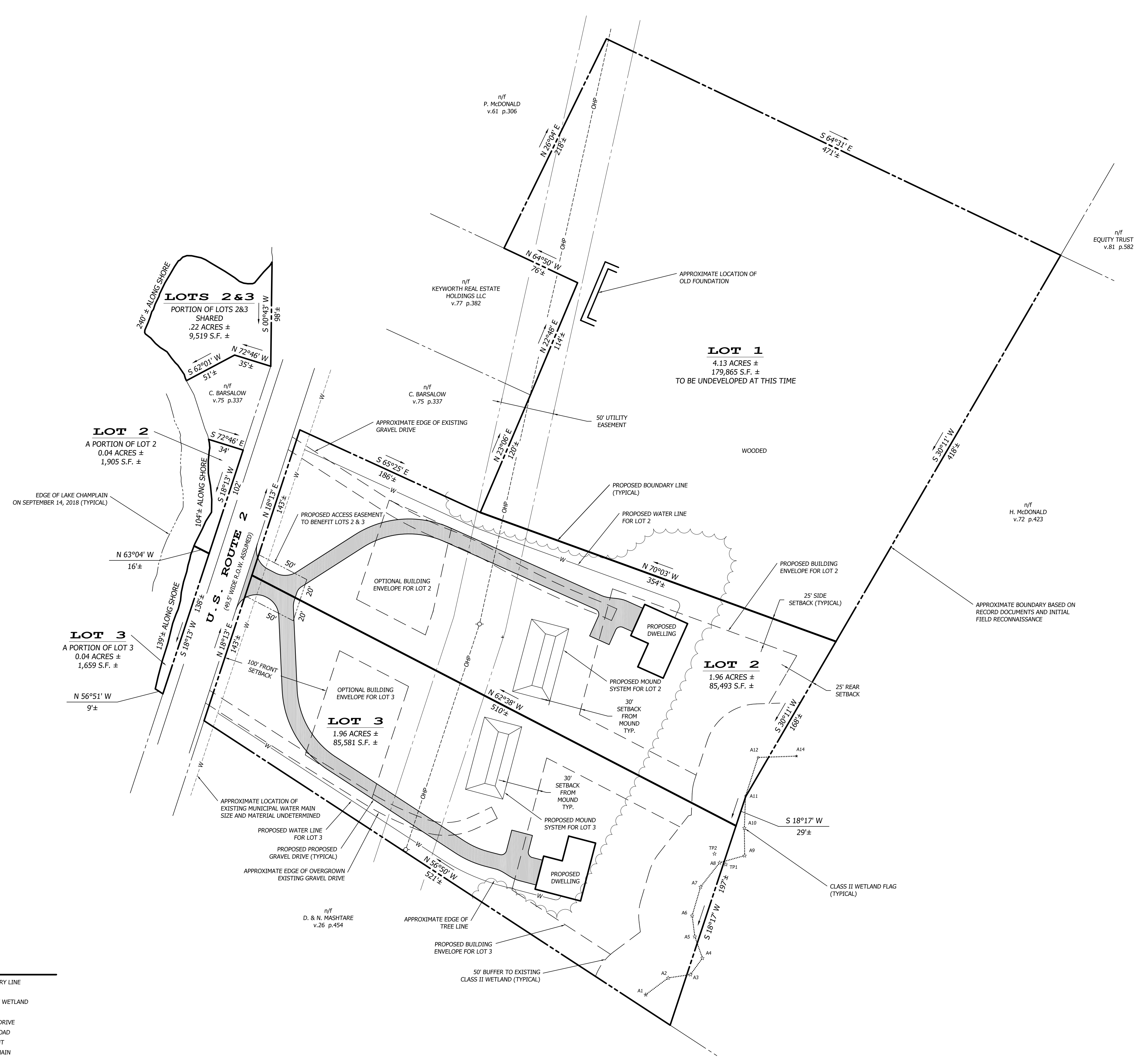


PROJECT LOCATION



**PLAN NOTES:**

- OWNERS OF RECORD: 9242-8424 QUEBEC INC  
7 DE BOHEME  
CANDIAC, QC J5R 3N2 CANADA
- DEED REFERENCE: VOLUME 95, PAGE 586
- BEARINGS ARE BASED ON A MAGNETIC COMPASS READING TAKEN ALONG A LEG OF THE TRAVERSE DURING THE SURVEY.
- THE PURPOSE OF THIS SKETCH IS TO DEPICT THE EXISTING BOUNDARIES OF THE SUBJECT PARCEL AND A 3 LOT SUBDIVISION.
- OTHER SURVEYS OF RECORD THAT DEPICT THIS PARCEL SHOW THE RIGHT OF WAY OF U.S. ROUTE 2 AS A 3 ROD RIGHT OF WAY (49.5').
- THIS PARCEL IS LOCATED IN THE (SL) SHORELANDS DISTRICT AS INDICATED ON THE TOWN OF NORTH HERO ZONING MAP. ZONING REQUIREMENTS ARE:  
  

MINIMUM LOT SIZE:	2 ACRE
MINIMUM ROAD FRONTAGE:	100 FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM FRONT SETBACK:	100 FEET FROM STATE HIGHWAY
MINIMUM SIDE SETBACK:	25 FEET
MINIMUM REAR SETBACK:	25 FEET
HEIGHT RESTRICTIONS:	35 FEET
CLASS II WETLAND SETBACK:	50 FEET
MAXIMUM LOT COVERAGE:	20%

**PLAN REFERENCES:**

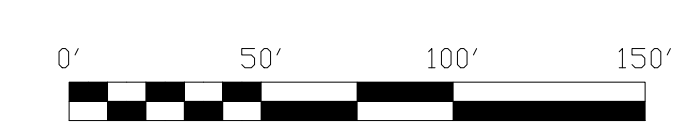
- "PLAT OF SURVEY FOR HERO ISLAND, LLP PROPERTY U.S.ROUTE NO. 2", PREPARED BY WARREN ROBSTENSTEN, DATED 4/11/2012, AND FOUND IN MAP SLIDE X OF THE NORTH HERO LAND RECORDS.

**DENSITY CALCULATIONS:**

TOTAL AREA OF SHORELANDS DISTRICT: 8.35 ACRES	
UNDEVELOPABLE AREA*	
EASEMENTS EXISTING	0.74
EASEMENTS PROPOSED	0.07
SLOPES 25% OR GREATER	0.30
STREAM/WETLANDS/BUFFERS	0.41
	1.52
DEVELOPABLE AREA	6.83 EQUIVALENT TO 3.4 TWO ACRE LOTS
*AREAS ARE IN ACRES	

**IMPORTANT NOTES:**

- PROPERTY LINES BASED ON A PLAN ENTITLED, "PLAT OF SURVEY HERO ISLAND LLP PROPERTY 8.4 AC.± U.S. ROUTE NO. 2 NORTH HERO, VERMONT" BY WARREN A. ROBSTENSTEN DATED APRIL 11, 2012.
- WETLAND DELINEATION CONDUCTED BY SHEILA MCINTYRE, SUMMIT ENGINEERING, INC. AND ACCEPTED BY BROCK FREYER, VERMONT WETLANDS PROGRAM ON MAY 22, 2018. THIS DELINEATION IS VALID FOR 5 YEARS. DO NOT DISTURB THE CLASS II WETLAND OR ITS 50 FOOT BUFFER ZONE WITHOUT PRIOR AUTHORIZATION FROM THE VERMONT WETLANDS PROGRAM.
- ELEVATIONS ARE BASED ON LAKE CHAMPLAIN ELEVATION ON SEPTEMBER 14, 2018.
- WATER TO BE SUPPLIED BY THE EXISTING MUNICIPAL WATER MAIN LOCATED PARALLEL TO ROUTE 2.



**LEGEND**

- EXISTING BOUNDARY LINE
- - - - - EDGE OF LAKE
- - - - - EXISTING EDGE OF WETLAND
- - - - - SETBACK
- - - - - EXISTING GRAVEL DRIVE
- - - - - EXISTING PAVED ROAD
- - - - - EXISTING EASEMENT
- - - - - EXISTING WATER MAIN
- - - - - WETLAND FLAG
- - - - - PROPOSED BOUNDARY LINE
- - - - - PROPOSED GRAVEL DRIVE
- - - - - PROPOSED WATER SERVICE LINE

JOB NAME: <b>9242-8424 QUEBEC INC</b>		DRAWN BY: JH	CHECKED BY: ST
U.S. ROUTE 2		SCALE: 1"=50'	FIELD BOOK: DC
NORTH HERO, VERMONT		DATE: 10/17/18	DATE OF SURVEY: 9/14/18
DESCRIPTION: <b>SKETCH PLAN FOR A PROPOSED 3 LOT SUBDIVISION</b>		JOB NUMBER: 18061	SURVEY BY: ST/JH
		DRAWING: 18061 SK1	SHEET 1 of 1

