

Setbacks:
 The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	SEE PLAN	50	50
SPRING	SEE PLAN	75	75
LAKES, PONDS, IMPOUNDMENTS	50	25	25
RIVERS, STREAMS	50	25	10
PROPERTY LINE	25	10	10
ROADWAY, DRIVEWAY, PARKING LOTS	10	5	SEE PLAN
TREES	10	10	10
SERVICE WATER LINE	25	25	SEE PLAN

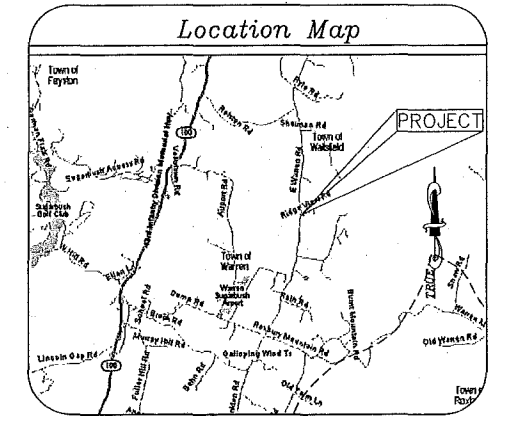
SHEET INDEX

- S-1 OVERVIEW
- S-2 SITE PLAN - LOT 1
- S-3 SITE PLAN - LOT 2 & 3
- S-4 SITE PLAN - LOT 4
- S-5 SITE PLAN - LOT 5
- S-6 DRIVEWAY PROFILE - LOT 5 & EROSION PREVENTION AND SEDIMENT CONTROL DETAILS
- SW-1 STORMWATER PLAN OVERVIEW
- SW-2 STORMWATER DETAILS
- 1 OF 1 EXISTING CONDITIONS/PRIMARY & SECONDARY TOWN CONSERVATION AREAS

ZONING DATA

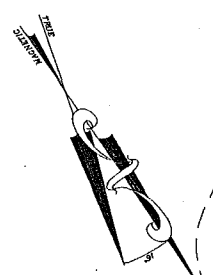
DISTRICT	RURAL RESIDENTIAL
MIN. LOT SIZE	1 ACRE
MIN. FRONT SETBACK	40 FT
MIN. SIDE SETBACK	25 FT
MIN. REAR SETBACK	25 FT
MIN. LOT FRONTAGE	200 FT

Parcel 00-2004-000
 David DeForest, II, et al



LEGEND

△ TP-1	Traverse point
● SB-1	Test pit
○ PT-1	Percolation test
□ RP	Reference point
○ (with dot)	Proposed well
○ (with cross)	Iron rod found
— (with cross)	Guy wire
○ (with dot)	Utility pole
△ (with dot)	Wetland flag
— (with cross)	Culvert
— (with cross)	Water line
— (with cross)	Overhead power lines
— (with cross)	Underground power
— (with cross)	Wetland boundary
— (with cross)	Tree line
— (with cross)	10' contours
— (with cross)	2' contours
— (with cross)	Property line
— (with cross)	Right of way line
— (with cross)	Ditch/drainage swale
— (with cross)	Edge of pond
— (with cross)	Stream
— (with cross)	Building envelope
— (with cross)	Exposed rock
— (with cross)	Stone wall
— (with cross)	Stone lined ditch
— (with cross)	Stone erosion check dam
— (with cross)	Silt fence
— (with cross)	Culvert headwall
— (with cross)	Grass channel
— (with cross)	Proposed culvert



REVISIONS
 01/05/10 ADDED ADJONERS

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK, AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA. SEC. 1403 FOR THE FILING OF SURVEY PLATS.

PRELIMINARY
 NOT FOR CONSTRUCTION

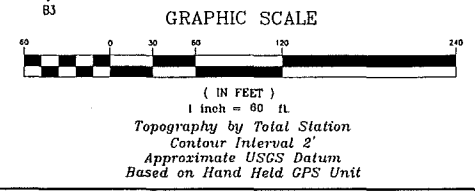
CONSULTANT:
 GUNNER MCCAIN
 LD-B #237
 CPESC #2646
 CESSWI #0177

OVERVIEW
FCC PROPERTY HOLDINGS, LLC
 FIVE LOT SUBDIVISION
 EAST WARREN ROAD & RIDGE VIEW DRIVE WARREN, VT

SCALE: 1" = 60'
 DESIGNED BY: GNM PROJECT #07099A
 DRAWN BY: SJH
 CHECKED BY: GNM

MCCAIN CONSULTING, INC.
 93 SOUTH MAIN STREET
 WATERBURY, VERMONT 05676

DATE: NOVEMBER 3, 2009 SHEET S-1



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