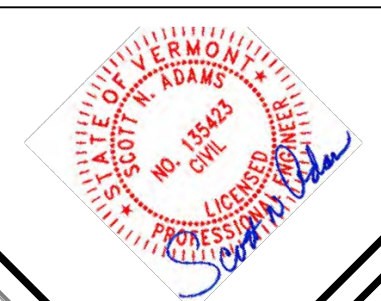




PROPOSED TOWER LOCATION

1. FIELD SURVEY L.A.
2. VERTICAL DATUM: NAD 83
3. HORIZONTAL DATUM: NAD 83
4. CENTER OF (P) TOWER: JULIA A. & JOHN A. ROCHESTER, JR. & DAUGHTER, INC. 100 WHITE ROAD, ROCHESTER, VT 05671
5. PROPERTY OWNER: JULIA A. & JOHN A. ROCHESTER, JR. & DAUGHTER, INC. 100 WHITE ROAD, ROCHESTER, VT 05671
6. SITE ADDRESS: 100 WHITE ROAD, ROCHESTER, VT 05671
7. APPLICANT: JULIA A. & JOHN A. ROCHESTER, JR. & DAUGHTER, INC. 100 WHITE ROAD, ROCHESTER, VT 05671
8. JURISDICTION: RESIDENTIAL
9. TAX ID: 00892428
10. DEED REFERENCES: BOOK: 5143 PAGE: 2020 DATE: 9/15/2012
11. PLAN REFERENCES: 241024 VORS
12. ZONING JURISDICTION: RESIDENTIAL
13. TOTAL LAND AREA: 241024 VORS
14. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE RECORDS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE UTILITY LOCATOR SERVICE AT 800-4-A-SHIELD (477-3437) FOR A LIST OF UTILITIES TO BE LOCATED. A PUBLIC UTILITY NOTIFICATION (PUN) MUST BE FILED WITH THE TOWN ENGINEER AT LEAST 10 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. A PUN IS REQUIRED FOR ALL UTILITIES TO BE LOCATED. A PUN IS NOT REQUIRED FOR UTILITIES THAT ARE NOT TO BE LOCATED.
15. PROPERTY LINE: TOPOGRAPHY AND EXISTING FEATURES INFORMATION WAS OBTAINED FROM THE TOWN ENGINEER'S OFFICE. THE CONTRACTOR SHALL VERIFY THE PROPERTY LINE AND MAKE ANY NECESSARY ADJUSTMENTS TO THE PROPERTY LINE. A PUN IS REQUIRED FOR ALL UTILITIES TO BE LOCATED. A PUN IS NOT REQUIRED FOR UTILITIES THAT ARE NOT TO BE LOCATED.
16. A WELFARE FOUNDATION HAS BEEN COMPLETED BY BARRINGTON ENVIRONMENTAL AS DESCRIBED ON REPORT DATED 09/10/2023.
17. IN THE EVENT THE SURVEY TO SUPPORT THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS FOUND TO BE IN ERROR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING THE SURVEY. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE COST OF CORRECTING THE SURVEY IF THE ERROR IS DUE TO A PUBLIC UTILITY NOTIFICATION (PUN) NOT BEING FILED WITH THE TOWN ENGINEER AT LEAST 10 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING THE SURVEY IF THE ERROR IS DUE TO A PUBLIC UTILITY NOTIFICATION (PUN) NOT BEING FILED WITH THE TOWN ENGINEER AT LEAST 10 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING THE SURVEY IF THE ERROR IS DUE TO A PUBLIC UTILITY NOTIFICATION (PUN) NOT BEING FILED WITH THE TOWN ENGINEER AT LEAST 10 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING THE SURVEY IF THE ERROR IS DUE TO A PUBLIC UTILITY NOTIFICATION (PUN) NOT BEING FILED WITH THE TOWN ENGINEER AT LEAST 10 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING THE SURVEY IF THE ERROR IS DUE TO A PUBLIC UTILITY NOTIFICATION (PUN) NOT BEING FILED WITH THE TOWN ENGINEER AT LEAST 10 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING THE SURVEY IF THE ERROR IS DUE TO A PUBLIC UTILITY NOTIFICATION (PUN) NOT BEING FILED WITH THE TOWN ENGINEER AT LEAST 10 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

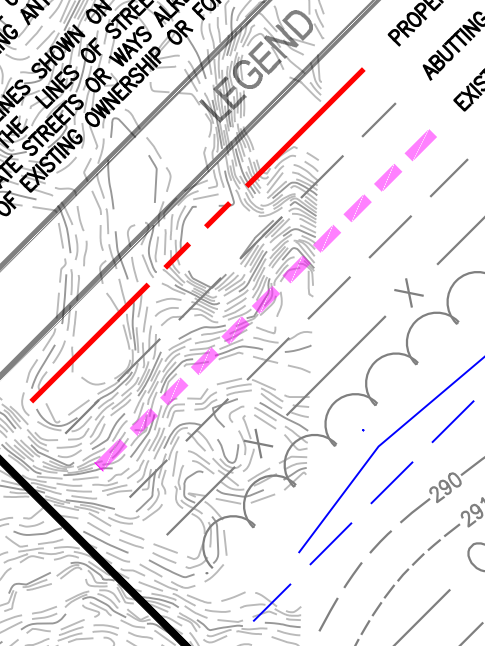


AEG PROJECT #: 2023-0079
 DRAWN BY: JWH
 CHECKED BY: SNA

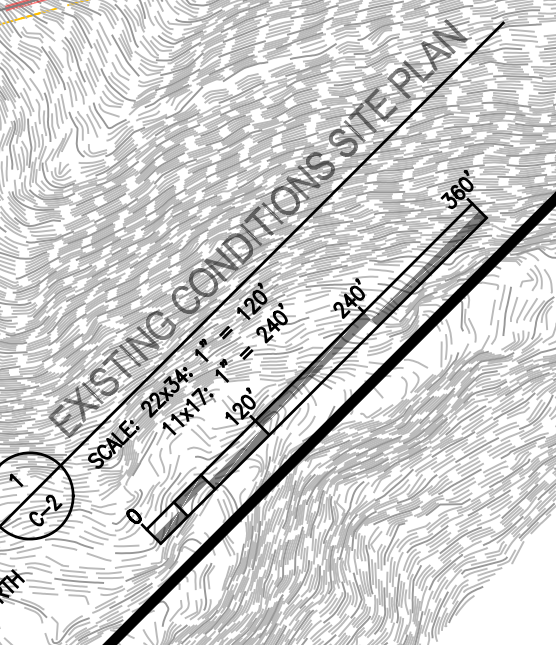
REV#	DATE	DESCRIPTION
1	05/10/24	ISSUED
2	05/10/24	REVISION
3	05/10/24	REVISION
4	05/10/24	REVISION
5	05/10/24	REVISION
6	05/10/24	REVISION
7	05/10/24	REVISION
8	04/10/23	REVISION

VT-VT-0111A
ROCHESTER
 1030 VT ROUTE 100
 ROCHESTER, VT 05671
 WINDSOR COUNTY

EXISTING CONDITIONS
 SITE PLAN
 SHEET NUMBER
C-2



ZONING SUMMARY TABLE			
DIMENSION:	ZONING DISTRICT	RESIDENTIAL	REQUIRED
	ASSESSOR'S USE	00892428	21942 FT
FRONT YARD SETBACK*	PROPOSED USE	WELLS COMMUNICATION FACILITY	3412 FT
			2002 FT
SIDE YARD SETBACK*			2442 ACRES
			2002 FT
REAR YARD SETBACK*			199 FT
			2002 FT
AREA			
FRONTAGE			
	* DIMENSION MEASURED FROM EDGE OF TOWER TO THE NEAREST PROPERTY LINE		



- References:
1. Town Tax Map
 2. VT State GIS LIDAR
 3. "Permit Plan SA-1, VT-VT-0111A", by Scott N. Adams CE no. 135423, dated last revised 4/10/25, AEG Project no. 2023-0079.

RED CIRCLE REPRESENTS SLOPES 30% OR GREATER ALONG EXISTING WOODS ROAD

NO.	REVISION	DATE	SURVEYED BY	DRAWN BY	CHECKED BY	PROJECT NO.
			DAS	DAS		

**SLOPE ANALYSIS
 PROPOSED ACCESS ROAD
 TOWER SITE**

APPLICATION NO.
 DATE **12-7-25**
 SCALE **1" = 150'**
 SHEET **S1**

