

**SITE LOCATION**

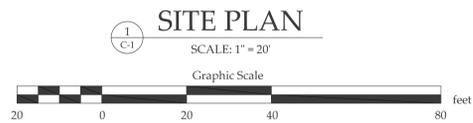
**SITE LOCATION MAP**  
NOT TO SCALE

**PURPOSE OF PLAN:**  
PROPOSED STORAGE & CANOPY ADDITION FOR EXISTING HARDWARE STORE. ASSOCIATED IMPROVEMENTS TO INCLUDE PARKING LOT RESURFACING & STORMWATER TREATMENT FOR BUILDING ADDITION.

**ZONING NOTES:**  
DISTRICT: HIGHWAY MIXED USE DISTRICT  
MINIMUM LOT SIZE: 5000 SF

**SETBACKS:**  
FRONT = 20 FT (STARTING 25-FT FROM ROAD CENTERLINE)  
REAR = 20 FT  
SIDE = 20 FT

**OWNER OF RECORD:**  
NEW LEAF REALTY LLC



LEGEND	
N/F	NOW OR FORMERLY OWNED BY
⊙	EXISTING UTILITY POLE
⊕	EXISTING HYDRANT
⊙ ⊕	EXISTING UTILITY POLE & GUY WIRE
---	EXISTING PROPERTY LINE
- - -	ABUTTER PROPERTY LINE
○	EXISTING SPLIT RAIL FENCE
⊙	EXISTING TREE LINE
- - -	EXISTING CONTOUR
- - -	EXISTING WATER LINE
- - -	EXISTING GRAVITY SEWER LINE
- - -	BUILDING SETBACK LINE
- - -	FLOOD ZONE BOUNDARY LINE

- PLAN REFERENCES:**
- TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 06-20-25.
  - LIMITED FIELD MEASUREMENTS TAKEN BY MUMLEY ENGINEERING, INC. IN JULY OF 2025.
- NOTES:**
- THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #1. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
  - THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A SITE SPECIFIC TOPOGRAPHIC SURVEY OR "DIG SAFE" MARKINGS. SITE FEATURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

**EXISTING CONDITIONS PLAN**  
NEW LEAF REALTY LLC  
143 VT RT 15-WEST  
HARDWICK, VERMONT

**MUMLEY ENGINEERING, INC.**  
46 HUTCHINS STREET  
MORRISVILLE, VT 05661  
WWW.MUMLEYENGINEERING.COM  
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PROJECT NO. ....25068  
DRAWN BY.....WEH/RCB  
CHECKED BY.....TRM  
SCALE.....1" = 20'  
DATE.....09/26/25

SHEET NO.  
**C-1**  
1 OF 3 SHEETS