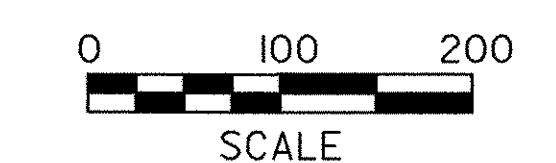


LEGEND	
	EXISTING RAILROAD TRACKS
	EXISTING EDGE OF ROAD
	EXISTING DRAINAGE DITCH
	EXISTING FENCE
	EXISTING UTILITIES
	EXISTING GUARDRAIL
	EXISTING WETLANDS
	EXISTING WOODS
	EXISTING TREE
	DEED RESTRICTION BOUNDARIES
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND ELECTRIC

NOTES:
 1. SOILS ON-SITE CONSIST SOLELY OF VERGENNES CLAY. (ERODABILITY RATING, K=0.49) VERGENNES CLAY IS CONSIDERED A HIGHLY ERODIBLE SOIL TYPE.
 2. ALL STORMWATER RUNOFF DURING CONSTRUCTION WILL BE COLLECTED IN AN EXISTING CLOSED DRAINAGE SYSTEM AND ROADSIDE SWALES.

DEED RESTRICTIONS		ACRES	% OF TOTAL
AREA 1	NO DEVELOPMENT, REMAIN OPEN SPACE.	13.60	33.2%
AREA 2	NO DEVELOPMENT, MAY USE FOR AGRICULTURAL PURPOSES ONLY. REMAIN OPEN SPACE.	9.70	23.6%
AREA 3	NO DEVELOPMENT, MAY USE FOR AGRICULTURAL PURPOSES ONLY. REMAIN OPEN SPACE.	2.24	5.5%
AREA 4A	VTRANS USE FOR PARK-AND-RIDE & TRAIN STATION.	6.11	14.9%
AREA 4B	AVAILABLE REMAINDER TO TOWN OF FERRISBURGH. ZONING ALLOWS A MAXIMUM OF 4.5 ACRES FOR LIGHT INDUSTRIAL USE. NO RETAIL ALLOWED.	9.37	22.8%
TOTAL		41.02	



DH Dufresne-Henry

PROJECT NAME: FERRISBURGH/VERGS-FERRISBURGH
 PROJECT NUMBER: CMG PARK (15)S/STP EHO(21)
 FILE NAME: ...55existoconditions.ptf
 PROJECT LEADER: WLD
 DESIGNED BY: CSP/GGG
 PLOT DATE: 4/19/2006
 DRAWN BY: MBL
 CHECKED BY: GAS
 SHEET 55 OF 65
EXISTING CONDITIONS PLAN