

Land
4170843
Active

Lot D Ladieu Rd.
Plainfield NH 03781

Unit/Lot #:
Price - List \$34,750
Price - Closed
Date - Closed



Zoning RR, RC-II
Lot Acres/SqFt 5.72 / 249,163
Price Per Acre \$10,795
Taxes TBD Y
Gross Taxes/Year \$0.00 / 2012
Flood Zone Unknown
Water Access
Water Body Type
Water Frontage Length
Water Restrictions
Current Use Y
DOM 1846

Road Frontage Yes
Road Frontage Length 390
Surveyed Yes
Surveyed By Chris Rollins
Easements Unknown
Parcel Access ROW Yes
ROW Length/Width 245 / 245
ROW Other Parcel Yes
Total Lots/Leases /
Exposure South, West
Estimated Open Space % 50
Land Gains N

Directions From Meriden, west on Brook Rd. to Ladieu Rd. on left, at first "T" intersection, take left, look for lots on right. From Rte. 12A, east on Brook Rd., to Ladieu Rd. on right, left at "T" intersection, look for signs on right. Lot D is 3rd sign on right.

Nice land with numerous potential house sites available. Land has been partially cleared, providing local views and feeling of expansiveness. Access to be by shared drive. Access drive/"wetlands crossing" to access house site already provided. Property is in Current Use--Buyer shall be responsible for any penalty for removal from Current Use. Deed shall state that there shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback according to Wetlands Permit. Property tax not yet established since this is a new subdivision. No further subdivision under the minor subdivision category for ten years.

Virtual Tours Property Panorama VT URL

LOT/LOCATION

Lot Description	Rolling, Sloping, Timber, Wetlands, Wooded	Area Description	Rural
County	Sullivan	Devel/Subdiv	Robert Shulman
Pole Number		Suitable Use	Other, Residential, Timber
Permit Status	Local - Pending, State - Issued	Permit Number	
Roads	Dirt, Public, Unpaved	Driveway	
Equipment		Amenities	
Parking		School-Elementary	Plainfield
School-District	LebanonSch	School-High	LebanonHig
School-Middle			

UTILITIES

Services	Telephone Available	Management Co/Phone	
Water	On-Site Well Needed	Fuel Company	
Sewer	On-Site Septic Needed	Phone Company	
Electric	At Street	Cable Company	
		Electric Company	

PUBLIC RECORDS

Recorded Type	Warranty	Deeds-Total		Book/Page	784 / 358
Map	223	Block	0	Lot	3
SPAN #		Property ID	000223-0003.1-000000	Plan Survey #	
Assmt Amt/Year	/	Assmnts-Special		Tax Class	
Tax Rate					

DISCLOSURES

Fee/Frequency	/	Fee Includes	
Fee 2/Frequency	/	Fee 2 Includes	
Fee 3/Frequency	/	Fee 3 Includes	

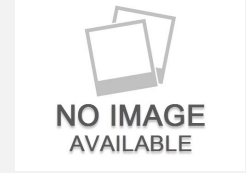
Monthly Lease Amt
Listing Service Full Service
Comp Only/Type No
Short Sale No
Covenants Unknown
Resort No
Auction N
Auctioneer - Responsible
Auctioneer License #
Auctn Price Determnd By
Delayed Showing/Begin Date N /

Sale Includes
Items Excluded
Land Restrictions Easement/ROW, Further Subdivision, Wetland
Foreclsd/BankOwnd/REO No
Shore Rights
Documents Available Access Permit, Property Disclosure, Survey, Tax Map
Possession At Closing
Auction Date/Time /
Auction Info
Financing

PREPARED BY

William H Johnson - Cell: 603-381-8603
 star@biggreenre.com

Big Green Real Estate - Off: 603-643-3942
 15 Buck Rd.
 Hanover NH 03755



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Listed By: William H Johnson / Big Green Real Estate

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

1. SELLER: Robert S. Shulman

2. PROPERTY LOCATION: "Lot D", 3 Porter Rd. and Ladleu Rd. Plainfield, NH 03781

3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. **NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)

a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
 Drilled Dug Other _____

b. INSTALLATION: Location: _____ Installed By: _____
Date of Installation _____ What is the source of your information? _____

c. USE: Number of Persons currently using the system: _____
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No Unknown
Quality: Yes No Unknown

If Yes to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test N/A
If Yes to any question, please explain in Comments below or with attachment.
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? Yes No
If Yes, are test results available? Yes No
What steps were taken to remedy the problem? _____

f. COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown: Yes No
None: Yes No Septic/Design Plan in Process? Yes No

b. IF PUBLIC OR COMMUNITY/SHARED:
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? N/A

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other N/A
Tank Size 500 Gal. 1,000 Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No Comments: _____

d. LEACH FIELD: Yes No Other N/A
If Yes: Size _____ Location: _____ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____
IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown N/A
If Yes, has a site assessment been done? Yes No Unknown

SOURCE OF INFORMATION: _____
COMMENTS: _____

SELLER(S) INITIALS RS BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: "Lot D", 3 Porter Rd. and Ladieu Rd. Plainfield, NH 03781

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown

IF Yes: Are tanks currently in use? Yes No

IF No: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? Yes No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? Yes No Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? Yes No Unknown

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? Yes No Unknown

If Yes, Explain: _____

If Yes, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Zone? Yes No Unknown

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? Yes No Unknown

If Yes, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? Yes No Unknown

If Yes, Explain: _____

Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? Yes No Unknown

IF Yes, Explain: exemption cle

f. How is the property zoned? _____ Source: _____

g. Has the property been surveyed? Yes No Unknown If Yes, is the survey available? Yes No

h. Has the soil been tested? Yes No Unknown If Yes, are the results available? Yes No

i. Has a percolation test been done? Yes No Unknown If Yes, are the results available? Yes No

j. Has a test pit been done? Yes No Unknown If Yes, are the results available? Yes No

k. Have you subdivided the property? Yes No Unknown

l. Are there any local permits? Yes No Unknown

Please explain: methad crossig

m. Are there attachments explaining any of the above? Yes No Unknown

n. Septic/Design plan available? Yes No Unknown

o. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If Yes, please explain: _____

9. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

ACKNOWLEDGEMENTS:

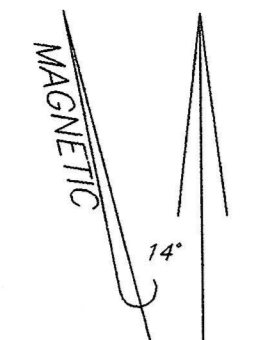
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER Robert S. Shulman DATE 7/1/12

SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

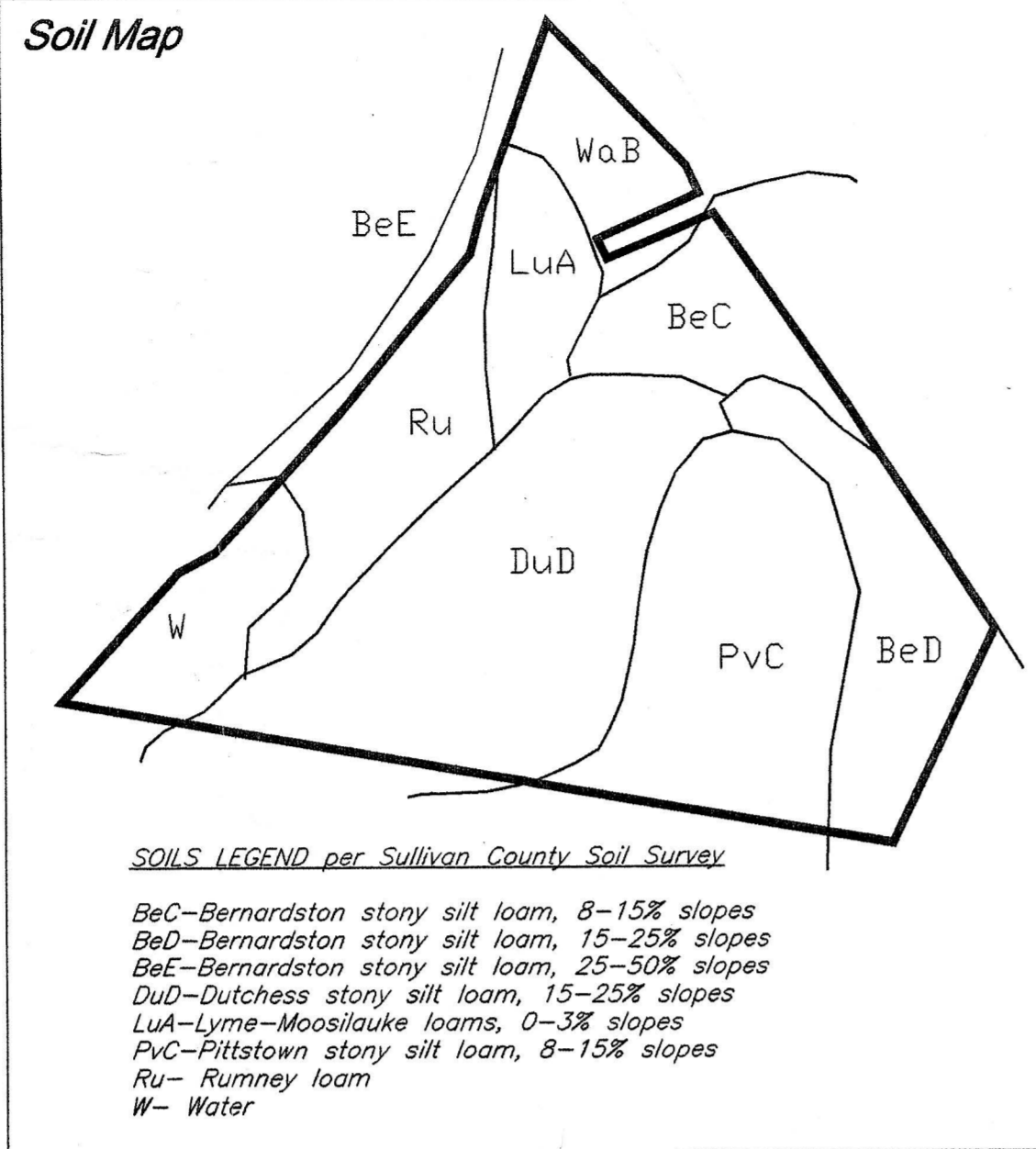
BUYER _____ DATE _____ BUYER _____ DATE _____



Bearings are referenced to Grid North. Coordinates are NH State Plane per 2+ hour GPS Observations Elevations are Orthometric heights (Geoid03 NAVD88)

NOTES

- 1. AREA "F" - Land of Robert Shulman intended to be conveyed to the Town of Plainfield as an annexation to Map 16-Lot 2 owned by the Town.
2. SOIL SUITABILITY FOR DEVELOPMENT - Each lot contains soils that are mapped as suitable for sewage disposal over an area that exceeds the requirements of the State of NH for a four-bedroom home.
3. SHARED DRIVEWAYS - Lot B and Lot C are intended to share a driveway as shown across a 50-foot wide right-of-way, the center of which is the lot-line.
4. ZONING - This property is in the VR, RR, and RC-2 Zones according to the Zoning Map of the Town of Plainfield.
5. -
6. HIGHWAY DRAINAGE STRUCTURES - The Town of Plainfield shall be allowed to continue to maintain those existing highway drainage features such as culverts and diversion ditches abutting the subject property along Porter and Ladieu Road as necessary.
7. HILLIARD BROOK is called Gilkey Brook in ancient deeds.
8. UTILITY EASEMENTS - Overhead or buried utility easement locations for electricity, etc. will be determined by lot owner and utility company prior to construction of dwellings.
9. The SITES shown on each proposed lot are suggested and do not intend to restrict homesite development to that particular location.
10. Pertinent wetland boundaries were delineated by Jonathan A. Sisson III, Certified Wetland Scientist, in accordance with the most recent versions of the Corps of Engineers 1987 Wetlands Delineation Manual and the 2009 Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region.

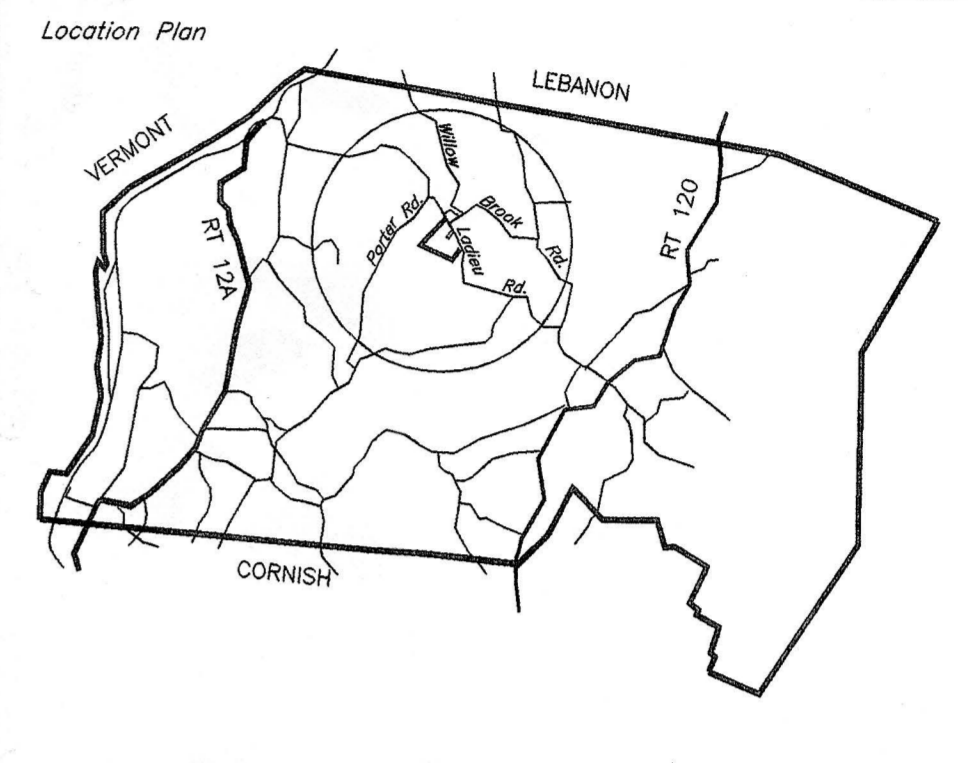


SOILS LEGEND per Sullivan County Soil Survey

- BeC-Bernardston stony silt loam, 8-15% slopes
BeD-Bernardston stony silt loam, 15-25% slopes
BeE-Bernardston stony silt loam, 25-50% slopes
DuD-Dutchess stony silt loam, 15-25% slopes
LuA-Lyme-Moosilauke loams, 0-3% slopes
PvC-Pittstown stony silt loam, 8-15% slopes
Ru-Rumney loam
W-Water

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L15 with their respective bearings and distances.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 and C2 with their respective measurements.



Area "F" to be annexed to Map 2-Lot 216. Map 216-Lot 2 Town of Plainfield PO Box 380 Plainfield, NH 03781. Existing lot 22,800 Sq. Ft. 0.5 Ac. Area "F" + 831,000 Sq. Ft. 19.1 Ac. 853,800 Sq. Ft. 19.6 Ac.

Minor Subdivision: A parcel of land which has been subjected to minor subdivision shall not be eligible for further subdivision under the minor subdivision procedures for a period of 10 years from the date of the most recent subdivision approval.

Relative to Area "F": This conveyance is made for the purpose of annexation, upon the conveyance shall merge with and become part of the land to which it is annexed, and shall not constitute a previously approved lot for the purpose of reconveyance unless and until the same shall have been approved in accordance with the subdivision regulations for the Town of Plainfield and/or any other law, ordinance or regulation, Federal, State or Local, then applicable.

Relative to this Subdivision Plan: The subdivision requirements of the Town of Plainfield are a part of this plat, and approval of this plat is contingent on completion of all the requirements of said subdivision regulations, excepting only any variances or modifications made in writing by the Plainfield Planning Board, Approved by the Plainfield Planning Board.

on 2/17/2012 Certified by [Signature] Chairman.

Map 224-Lot 7 Arthur J. West Living Trust c/o Pamela K. West 85 Anson Valley Road New Vineyard, ME 04356-3000

Map 224-Lot 8 Beverly Anne Bean 25 School St. Hanover, NH 03755

Subdivision of Land of Robert S. Shulman at 3 Porter Road, Plainfield, N.H. Located at 3 Porter Road and Ladieu Road in the Town of Plainfield County of Sullivan State of New Hampshire, Date: Dec. 29, 2011

Surveyed for: Robert S. Shulman W4224 Kiekhoefer Parkway Fond Du Lac, WI 54937

Subject property is described in deed recorded on Sept. 11, 1985 in Book 784-Page 358 of the Sullivan County Registry of Deeds.

Owner of record according to town records is: Robert S. Shulman

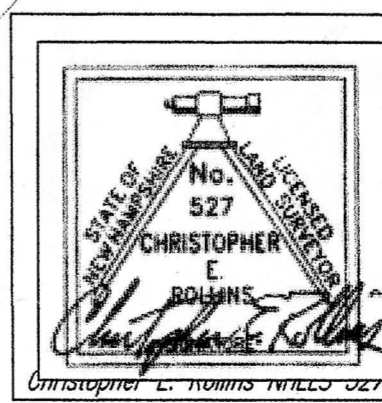
and is listed as: Map 223-Lot 3 on the town tax map.

Legend

- Spike in stump
Stone wall
Utility pole
Unmarked point
Iron pin set
Iron pin found
Drill hole set
Iron pipe found
50' Wetland Buffer
Trail Corridor limits
Surface drainage
Intermittent stream
Method of survey: GPS, redundant
Survey Classification: Standard Property Survey, Urban
Precision of main traverse: 1/10,000+
Date Monuments were set: as noted
Description of monuments set: 5/8" steel reinforcing rod with ID cap

FLOOD HAZARD AREA PER FIRM PANEL 3301900035E

Rollins Land Survey 1216 RT. 12A, P.O. Box 291 Plainfield, NH 03781



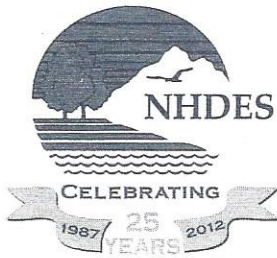
Christopher E. Rollins, LLS 527

Chk:

Drawn by: C. E. Rollins

Revised: Jan 31, 2012 Lot F

Project 1526-4



The State of New Hampshire
Department of Environmental Services

Thomas S. Burack, Commissioner

*Celebrating 25 Years of Protecting
New Hampshire's Environment*



WETLANDS AND NON-SITE SPECIFIC PERMIT 2012-00422

Permittee: Robert S Shulman,
W4224 Kiekhaefer Pkwy
Fond Du Lac, WI 54937

Project Location: Ladieu Road, Plainfield
Plainfield Tax Map/Lot No. 223 / 3

**NOTE--
CONDITIONS**

Page 1 of 2

APPROVAL DATE: 05/11/2012

EXPIRATION DATE: 05/11/2017

Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued. This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Dredge and fill 1,602 square feet (includes 129 square feet of temporary impacts) of wetlands and an intermittent stream to construct two access driveways as part of a five lot subdivision. Work in jurisdiction includes the installation of a four foot diameter culvert and a five foot squashed culvert.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with the plans by Rollins Land Surveying dated December 29, 2011 revised January 31, 2012 as received by DES May 01, 2012 and plans by Beaver Tracks LLC dated February 09, 2012 as received by DES February 24, 2012.
2. This permit is contingent on approval by the DES Subsurface Systems Bureau.
3. Work shall be done during periods of non-flow.
4. Appropriate siltation/erosion/turbidity controls shall be in place prior to construction, shall be maintained during construction, and remain in place until the area is stabilized. Silt fence(s) must be removed once the area is stabilized.
5. There shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback.
6. The deed which accompanies the sales transaction for each of the lots in this subdivision shall contain condition #5 of this approval.
7. Culverts shall be laid at original grade.
8. Proper headwalls shall be constructed within seven days of culvert installation.
9. Dredged material shall be placed outside of the jurisdiction of the DES Wetlands Bureau.
10. Construction equipment shall be inspected daily for leaking fuel, oil and hydraulic fluid. Faulty equipment shall be repaired immediately.
11. All refueling of equipment shall occur outside of surface waters or wetlands during construction.
12. The contractor responsible for completion of the work shall utilize techniques described in the DES Best Management Practices for Urban Stormwater Runoff Manual (January, 1996) and the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire (August, 1992).

www.des.nh.gov

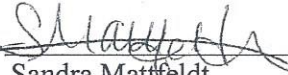
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • TDD Access: Relay NH 1-800-735-2964

13. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1.
14. Where construction activities have been temporarily suspended within the growing season, all exposed soil areas shall be stabilized within 14 days by seeding and mulching.
15. Where construction activities have been temporarily suspended outside the growing season, all exposed areas shall be stabilized within 14 days by mulching and tack. Slopes steeper than 3:1 shall be stabilized by matting and pinning.
16. Any future work on this property that is within the jurisdiction of the DES Wetlands Bureau as specified in RSA 482-A will require a new application and approval by the Bureau.

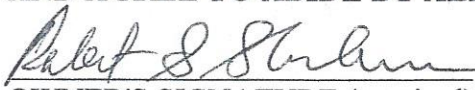
GENERAL CONDITIONS THAT APPLY TO ALL DES WETLANDS PERMITS:

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDES-Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by DES;
6. This permit shall not be extended beyond the current expiration date.
7. This project has been screened for potential impacts to **known** occurrences of rare species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have received only cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.
8. Review enclosed sheet for status of the US Army Corps of Engineers' federal wetlands permit.

APPROVED: _____


Sandra Mattfeldt
DES Wetlands Bureau

BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.


OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

NOTICE TO RECIPIENTS OF MINOR IMPACT N.H. WETLANDS PERMITS

Your permit was approved by the New Hampshire Wetlands Bureau as a minor impact project, and your project will be reviewed by the U.S. Army Corps. of Engineers for possible approval under the Army Corps New Hampshire State Programmatic General Permit - SPGP. The Army Corps will notify you within thirty (30) days if they will require additional information or an individual federal permit application.

If you do not hear from the Army Corps within thirty (30) days, and your project meets the conditions of the SPGP (attached), your project will automatically be approved under the SPGP. You should contact the Army Corps, at 1-800-343-4789, if your project does not meet the conditions of the SPGP.

NO WORK SHOULD BE DONE WITHOUT AUTHORIZATION FROM THE ARMY CORPS UNLESS THIRTY (30) DAYS HAVE PASSED AFTER N.H. WETLANDS BUREAU APPROVAL, AND ALL CONDITIONS OF THE SPGP ARE MET.

THESE APPROVALS DO NOT RELIEVE YOU FROM OBTAINING ANY NECESSARY LOCAL PERMITS THAT MAY BE REQUIRED BY YOUR TOWN.

IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO GIVE US A CALL AT 603-271-2147

C: U.S. ARMY CORPS. OF ENGINEERS

**SCHEDULE A
VILLAGE RESIDENTIAL (VR)**

Minimum Lot Size:	20,000 sq ft with public water and sewer, 30,000 sq ft with public water or sewer, 40,000 sq ft with no public water or sewer.
Minimum Road Frontage:	100'/lot
Minimum Yard Dimensions:	Depth Front: 30' (linear) Depth Side: 15' (linear) Depth Rear: 15' (linear)
Maximum Lot Coverage:	20% Impervious Surface
Maximum Building Height:	35'

Special Requirements

1. Minimum requirements for projects involving either multifamily dwelling or an accessory dwelling unit. The lot and proposed development must conform with all dimensional requirements and shall include an additional 20,000 sq feet of land for each additional dwelling unit proposed except in the case of section 4.3.B of Approved Combination of Related Uses.

2. No building shall be located nearer than 30 ft from the edge of a public right of way.

3. Lot coverage standard includes paved and unpaved parking, driveways, and turnaround areas.

4. All PRD/CD developments shall be subject to subdivision review, and if applicable to Site Plan Review.

Permitted Uses

1. Silviculture, Agriculture, and Aquaculture
2. Single Family Dwellings
3. Home Occupations in a

VR ZONE PROVISIONS

single family residence

4. Uses and structures accessory to a residential use
5. Public School
6. Religious Institutions
7. Community Center
8. Public Outdoor Recreation
9. Fire Station
10. Attached Accessory Dwelling Unit
11. PRD/CD

Special Exceptions
(Universal ordinance numbers used)

6. Private School and/or Day Care Center
10. Country Inn/Bed & Breakfast
13. Professional Office or Real Estate Office
14. Public Utility and/or Wireless Communication Facility (WCF), publicly or privately owned
17. Restaurant
20. Multiple family dwelling
22. Aircraft Take Offs and Landings
23. Wind Powered Generating Systems
30. Approved Combination of Related Uses
31. Approved Alternative Parking Plan
32. Approved Expansion or

- Alteration of a Non-Conforming Use/Structure
33. Approved Setback Encroachment
 34. Approved Cottage Business
 35. Approved Business Project
 36. Approved Elderly Housing Project.
 37. Approved Detached Accessory Dwelling Unit.
 40. Box Trailer Storage Unit

ANY USE NOT SPECIFICALLY MENTIONED HEREIN SHALL BE PROHIBITED.

SCHEDULE A

RURAL RESIDENTIAL (RR)

Minimum Lot Size:	3.5 Acres
Minimum Road Frontage:	200'/lot
Minimum Yard Dimensions:	Depth Front: 30' (linear) Depth Side: 20' (linear) Depth Rear: 30' (linear)
Maximum Lot Coverage:	20% Impervious Surface
Maximum Building Height:	35'

RR ZONE PROVISIONS

Special Requirements

1. Minimum lot size for projects involving multifamily dwelling: The lot must conform with all dimensional requirements for the zone in which it is located. If more than two units are proposed, an additional acre is required for each unit over two.
2. No building shall be located nearer than 30 ft from the edge of a public right of way
3. Lot coverage standard includes paved and unpaved parking, driveways, and turnaround areas
4. All PRD/CD developments shall be subject to subdivision review, and if applicable to Site Plan Review

Permitted Uses

1. Silviculture, Agriculture, and Aquaculture
2. Single Family Dwellings
3. Home Occupations in a single family residence
4. Uses and structures accessory to a residential use

5. Public School
6. Religious Institutions
7. PRD/CD
8. Attached Accessory Dwelling Unit

Special Exceptions

(Universal ordinance numbers used)

2. Public Outdoor Recreation
3. Removal of Natural Material
4. Commercial Outdoor Recreation
6. Private School and/or Day Care Center
10. Country Inn/Bed & Breakfast.
13. Professional Office or Real Estate Office
14. Public Utility and/or Wireless Communication Facility (WCF), publicly or privately owned
17. Restaurant
20. Multiple family dwelling
21. Manufactured housing park when submitted as a Planned Residential Development
22. Aircraft Take Offs and Landings
23. Wind Powered Generating Systems

32. Approved Expansion or Alteration of a Non-Conforming Use/Structure
33. Approved Setback Encroachment
34. Approved Cottage Business
35. Approved Business Project
36. Approved Elderly Housing Project
37. Approved Detached Accessory Dwelling Unit.
40. Box Trailer Storage Unit

ANY USE NOT SPECIFICALLY MENTIONED HEREIN SHALL BE PROHIBITED.

SCHEDULE A

RURAL CONSERVATION I (RC-I)

Minimum Lot Size:	7 Acres
Minimum Road Frontage:	300'/lot
Minimum Yard Dimensions:	Depth Front: 30' (linear) Depth Side: 20' (linear) Depth Rear: 30' (linear)
Maximum Lot Coverage:	N/A
Maximum Building Height:	35'

RC-I ZONE PROVISIONS

Special Requirements

1. Minimum lot size for projects involving multifamily dwelling: The lot must conform with all dimensional requirements for the zone in which it is located. If more than two units are proposed, an additional acre is required for each unit over two.
2. No building shall be located nearer than 30 ft from the edge of a public right of way.
3. All PRD/CD developments shall be subject to subdivision review, and if applicable to Site Plan Review.

Permitted Uses

1. Silviculture, Agriculture, and Aquaculture
2. Single Family Dwellings
3. Home Occupations in a single family residence
4. Uses and structures accessory to a residential use
5. PRD/CD
6. Attached Accessory Dwelling Unit

Special Exceptions

(Universal ordinance numbers used)

1. Religious Institutions
2. Public Outdoor Recreation
3. Removal of Natural Material
4. Commercial Outdoor Recreation
6. Day Care Center
7. Cemetery
10. Country Inn/Bed & Breakfast.
14. Public Utility and or Wireless Communication

- Facility (WCF), publicly or privately owned
22. Aircraft Take Offs and Landings
 23. Wind Powered Generating Systems
 32. Approved Expansion or Alteration of a Non-Conforming Use/Structure
 33. Approved Setback Encroachment
 34. Approved Cottage Business
 35. Approved Business Project
 37. Approved Detached Accessory Dwelling Unit
 40. Box Trailer Storage Unit

ANY USE NOT SPECIFICALLY MENTIONED HEREIN SHALL BE PROHIBITED.

SCHEDULE A

RURAL CONSERVATION II (RC-II)

Minimum Lot Size:	15 Acres
Minimum Road Frontage:	400'/lot
Minimum Yard Dimensions:	Depth Front: 30' (linear) Depth Side: 20' (linear) Depth Rear: 30' (linear)
Maximum Lot Coverage:	N/A
Maximum Building Height:	35'

RC-II ZONE PROVISIONS

Special Requirements

1. Minimum lot size for projects involving multifamily dwelling: The lot must conform with all dimensional requirements for the zone in which it is located. If more than two units are proposed, an additional acre is required for each unit over two.
2. No building shall be located nearer than 30 ft from the edge of a public right of way.
3. All PRD/CD developments shall be subject to subdivision review, and if applicable to Site Plan Review.

Permitted Uses

1. Silviculture, Agriculture, and Aquaculture
2. Single Family Dwellings
3. Home Occupations in a single family residence
4. Uses and structures accessory to a residential use
5. PRD/CD
6. Attached Accessory Apartment

Special Exceptions

(Universal numbers used)

1. Religious Institutions
 2. Public Outdoor Recreation
 3. Removal of Natural Material
 4. Commercial Outdoor Recreation
 6. Day Care Center
 7. Cemetery
 10. Country Inn/Bed & Breakfast
 22. Aircraft Take Offs and Landings
 23. Wind Powered Generating Systems
 32. Approved Expansion or Alteration of a Non-Conforming Use/Structure
 33. Approved Setback Encroachment
 34. Approved Cottage Business
 37. Approved Detached Accessory Dwelling Unit
 40. Box Trailer Storage Unit
- ANY USE NOT SPECIFICALLY MENTIONED HEREIN SHALL BE PROHIBITED.**