

Location Map

N.T.S.

Owner/ Applicant

Peggy M. Farr Revocable Trust
112 Huntington Road
Richmond, VT 05477

Zoning Information:

Agricultural / Residential District
Front Yard Set Back 30 feet
Rear Yard Set Back 20 feet
Side Yard Set Back 20 feet

Tax Map Number

HU0400.a

Notes:

- This plan is not a boundary survey. Portion of parcel was depicted in administrative subdivision prepared by Krebs and Lansing Consulting Engineers Inc. and recorded in the Richmond land records. Remaining parcel outline references tax map downloaded from VCGI and physical evidence observed in the field.
- Topographic information shown on plan was developed by Krebs and Lansing Consulting Engineers Inc. Topographical survey completed in 2019, 2020, and 2021.
- Wetlands delineation shown on plan was completed by Gilman and Briggs Environmental on November 5, 2019. The areas delineated were characterized as Class II wetland according to the Vermont Wetland Rules revised April 1, 2017. The location of the wetland flags was completed by Krebs and Lansing Consulting Engineers Inc. on November 6, 2019 and December 16 & 17, 2019.
- This plan may be copied to the extent necessary to comply with Vermont State Laws pertaining to accessibility to public records. Use of these plans for construction purposes requires the permission of Krebs & Lansing Consulting Engineers.
- Large animal habitat, imagery, and LIDAR information downloaded from the Vermont Center for Geographic Information (VCGI).

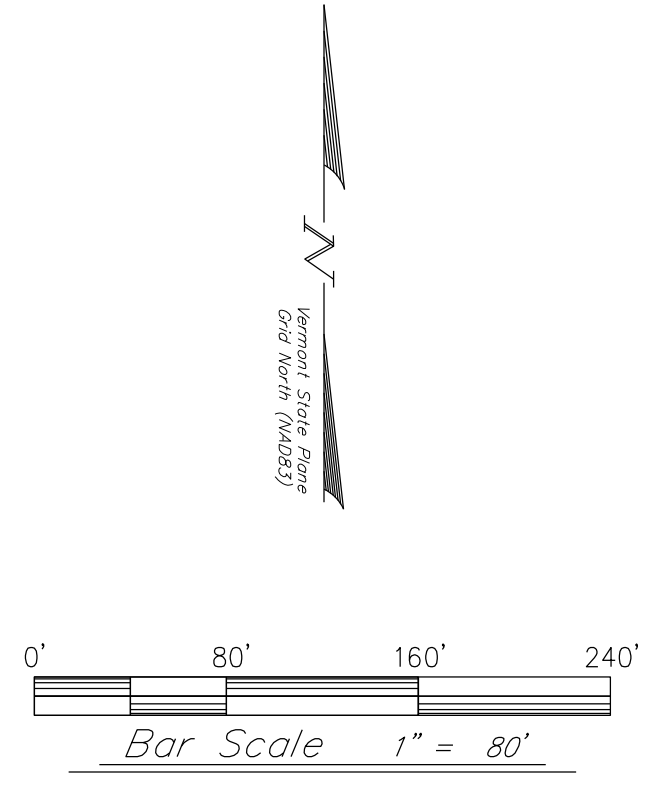
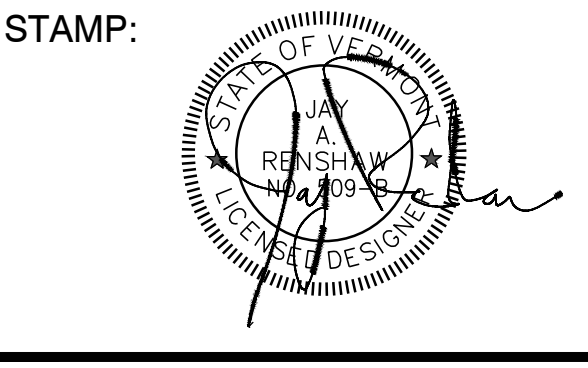
Legend

- TP-3 Survey control point
- Soil test hole
- Utility pole
- ohu Overhead utility line
- TEM #1 Temporary bench mark
- 150 Existing contour 2ft interval
- Wetland delineation by Gilman & Briggs Environmental (see note 3)
- Proposed property line
- Approximate property line
- Proposed building setbacks
- Existing 50ft wetland buffer
- Edge of woods/cluster
- Drainage
- FM New Sewer Force Main
- W New Water Line/Hydrant/Valve/Shutoff
- Large animal habitat
- Proposed easement
- Existing easement
- Boulder/Ledge
- Existing Stonewall
- UGP New Underground Power
- comm Existing Communications Line
- comm New Communications Line
- Potable Water Supply/Wastewater Disposal Isolation Envelope

Randall Farm Subdivision

East Hill Road
Richmond, Vermont

KREBS & LANSING CONSULTING ENGINEERS
164 Main Street, Suite 201 Colchester, Vermont 05446 P: (802) 878-0375 www.krebslansing.com



Project:
Randall Farm
5 Lot Subdivision
Peggy M. Farr
Revocable Trust

Project No.	19327
Scale	1"=80'
Drawn by	JAR/SWH
Checked by	
Date	03/19/2021

Revisions		
No.	Date	Description
1	4-21-2021	5 lot subdivision
2	06-09-2021	Preliminary DRB comments

Drawing Title
Overall Site Plan

Drawing No.
C-3.0