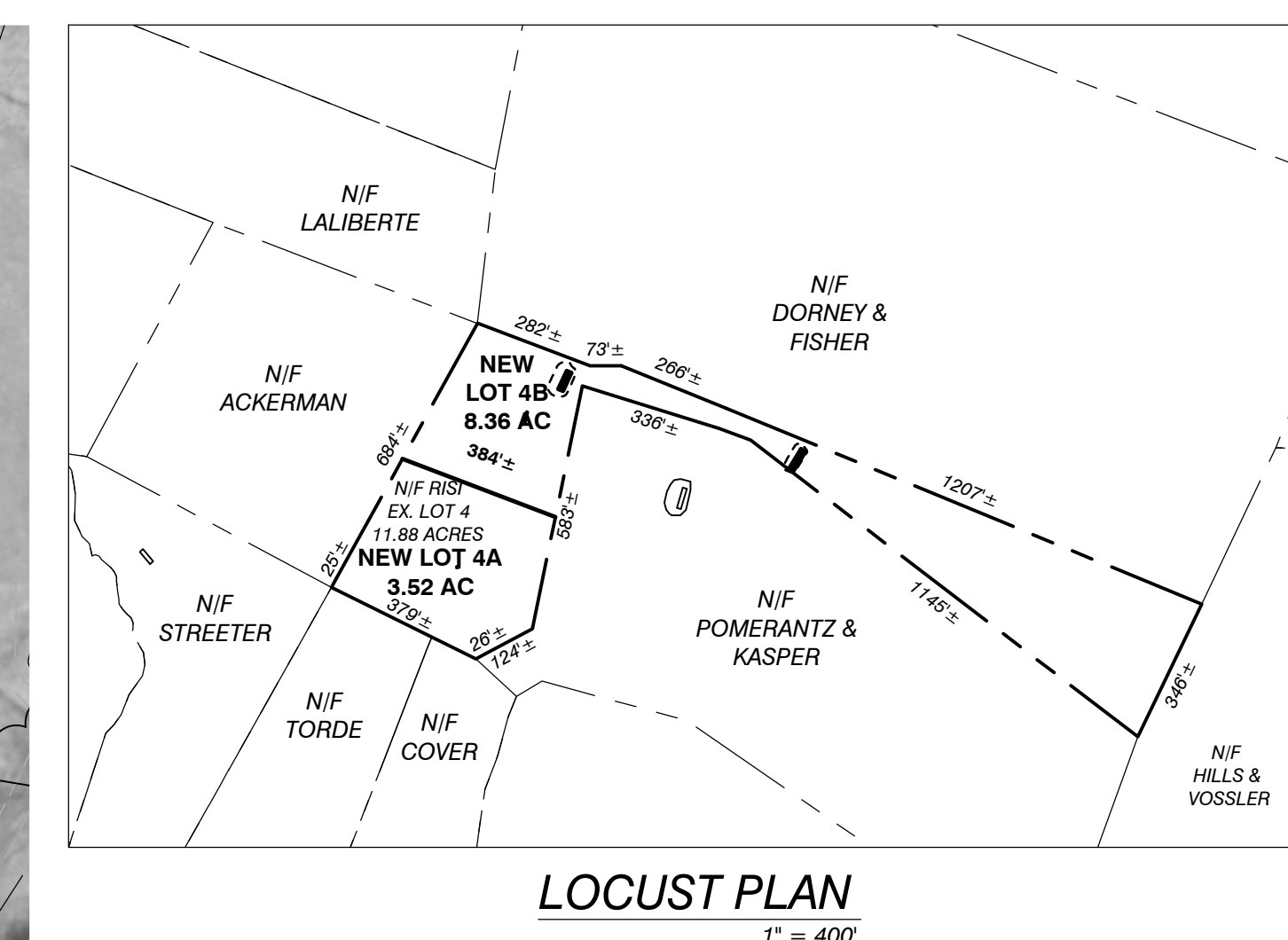
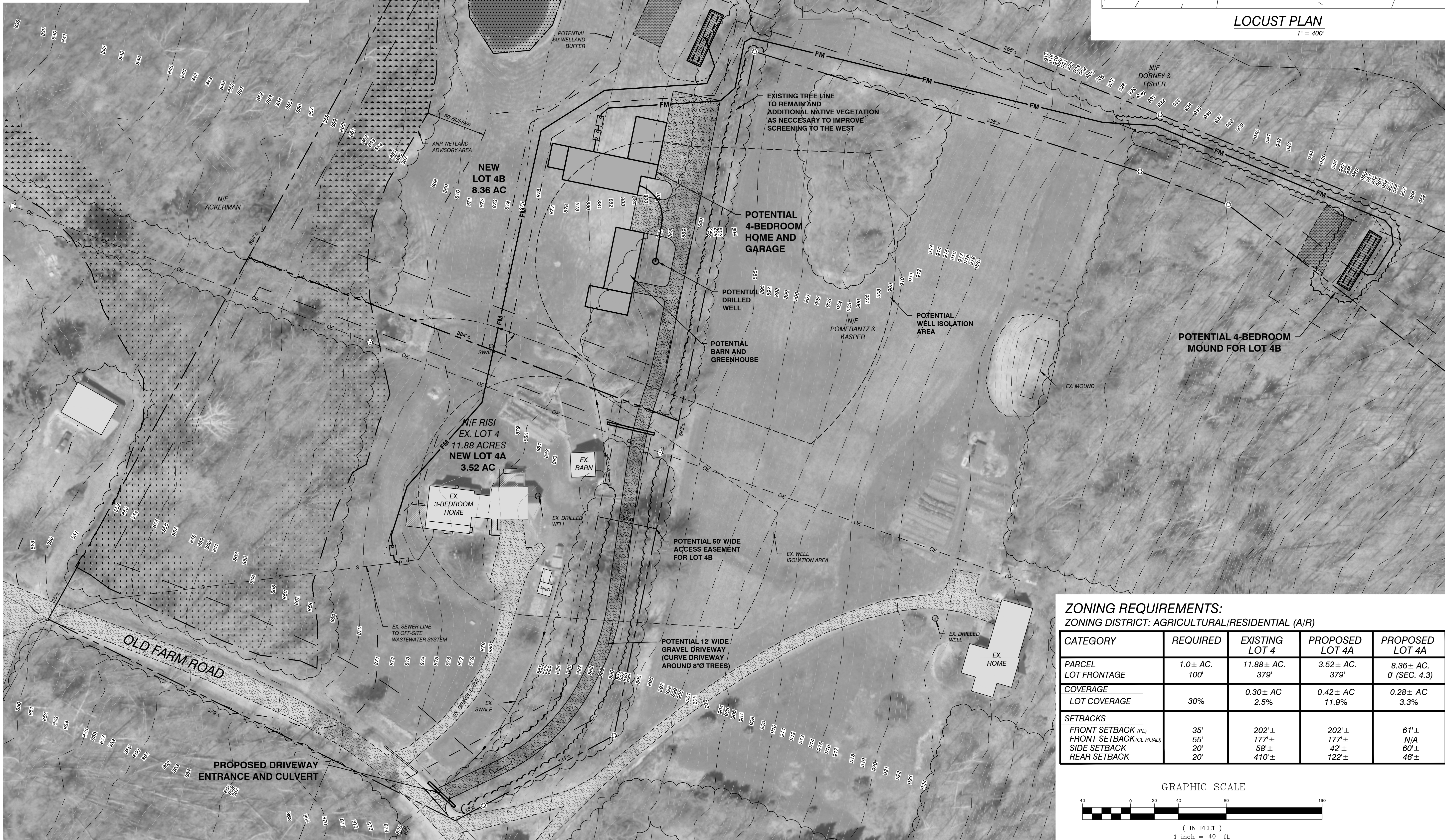
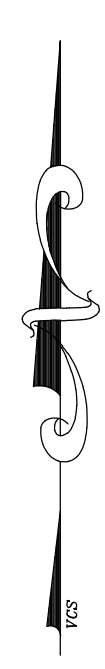


**NOTES**

- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
- PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
- SITE INFORMATION IS BASED ON A PARTIAL FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC. MARCH 2022. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
- CONTOUR INFORMATION IS BASED UPON LIDAR DATA FROM 2004. HORIZONTAL AND VERTICAL DATUM BASED ON VCS NAD 83 AND NAVD 88. ALL OTHER SITE INFORMATION IS BASED UPON ORTHOMETRIC PHOTOGRAPHY.



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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JDL

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JLM

APPROVED  
JDL

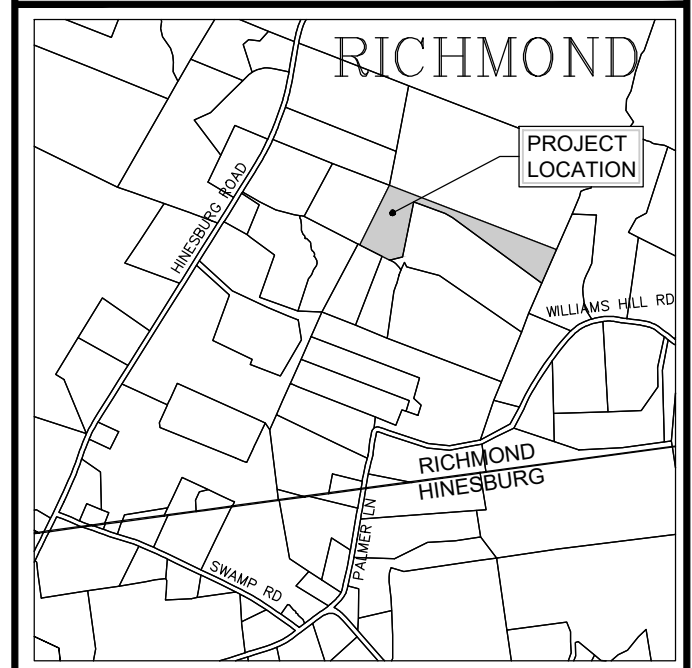
CLIENT:  
**ERIC & JENNY RISI**

2819 BRANDYWINE ST NW  
WASHINGTON, DC 20008

PROJECT:

**PROPOSED  
2-LOT SUBDIVISION  
AT LOT 4 OF  
RICHMOND ESTATES**

317 OLD FARM ROAD  
RICHMOND, VT



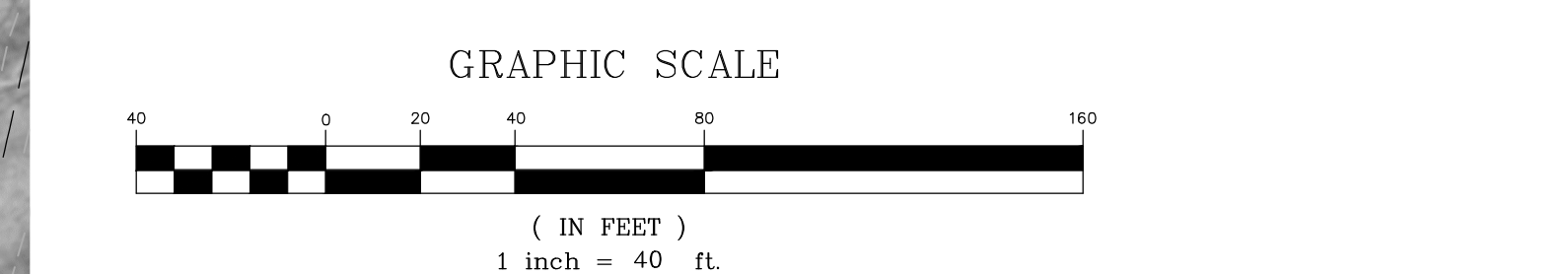
LOCATION MAP 1" = 2000'

DATE	CHECKED	REVISION

**OVERALL  
PROPOSED  
SITE PLAN**

**ZONING REQUIREMENTS:**  
ZONING DISTRICT: AGRICULTURAL/RESIDENTIAL (A/R)

CATEGORY	REQUIRED	EXISTING LOT 4	PROPOSED LOT 4A	PROPOSED LOT 4B
PARCEL	1.0± AC.	11.88± AC.	3.52± AC.	8.36± AC.
LOT FRONTAGE	100'	379'	379'	0' (SEC. 4.3)
COVERAGE		0.30± AC	0.42± AC	0.28± AC
LOT COVERAGE	30%	2.5%	11.9%	3.3%
SETBACKS				
FRONT SETBACK (PL)	35'	202'±	202'±	61'±
FRONT SETBACK (CL ROAD)	55'	177'±	177'±	N/A
SIDE SETBACK	20'	58'±	42'±	60'±
REAR SETBACK	20'	410'±	122'±	46'±



DATE  
APR., 2022

SCALE  
1" = 40'

PROJ. NO.  
22123

DRAWING NUMBER  
**C1.0**