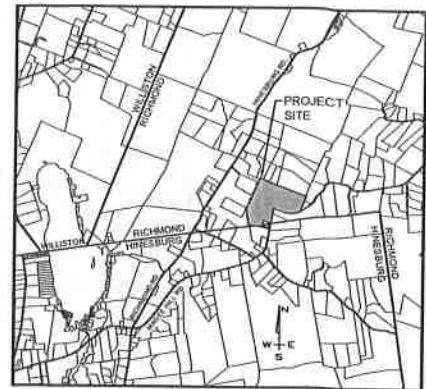
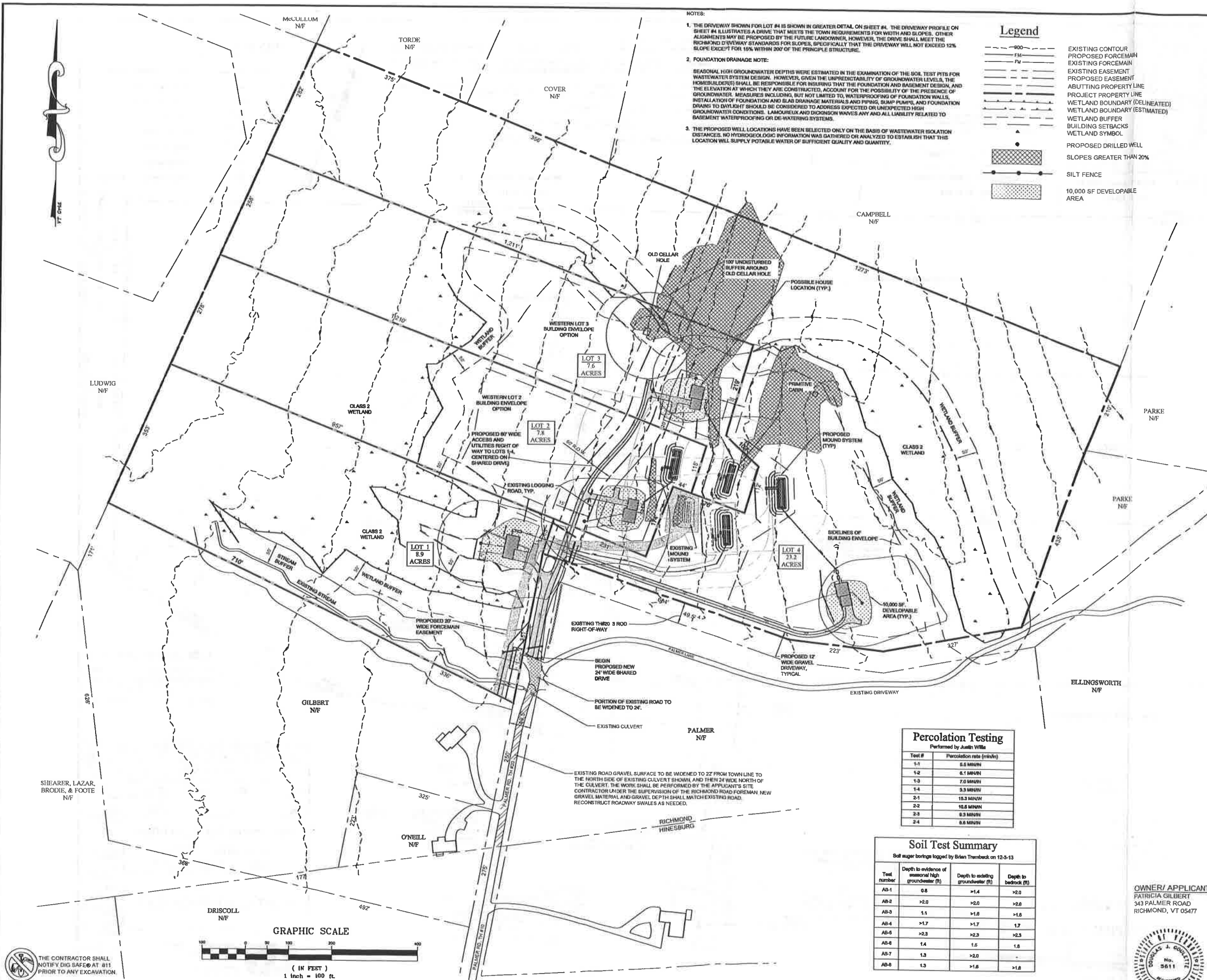


P:\2013\13110.dwg 13110-01.dwg, 3/7/2015 1:11:21 PM, 1:21:58



Location Map
NTS

ZONING DATA

PARCEL AREA PA0343, b = 57.35 ACRES

ZONING DISTRICT: AGRICULTURAL/RESIDENTIAL (AR)

DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA: 1.0 ACRES

PROPOSED LOT AREAS = 7.8 ACRES, 7.6 ACRES, 8.9 ACRES & 23.2 ACRES

MIN. FRONTAGE: 100'

PROPOSED FRONTAGE:

LOT 1 - 351' ON TOWN ROAD

LOT 4 - 1,154' ON TOWN ROAD

LOTS 2 & 3 - ACCESS TO TOWN ROAD VIA 40' R.O.W.

MINIMUM SETBACKS:

FRONT SETBACK: 30' FROM ROAD SIDELINE OR

55' FROM CENTER OF R.O.W

SIDE YARD SETBACK: 20'

REAR YARD SETBACK: 20'

PERIMETER PROPERTY LINES WERE TAKEN FROM A PLAT ENTITLED "THREE LOT SUBDIVISION FOR MARK & PATRICIA GILBERT" PREPARED BY VERMONT LAND SURVEYORS, DATED OCT. 11, 1995 AND REVISED 6/11/98.

Soil Test Summary

Test pits logged by Justin Wells on 4-10-05

Test number	Depth to evidence of seasonal high groundwater (ft)	Depth to existing groundwater (ft)	Depth to bedrock (ft)
101	>3.2'	>3.2'	>3.2'
102	>3.2'	>3.2'	>3.2'
103	>3.0'	>3.0'	>3.0'
104	2.0'	>3.0'	>3.0'
105	>2.8'	>2.8'	>2.8'
106	>3.0'	>3.0'	>3.0'
107	>3.2'	>3.2'	>3.2'
108	>3.2'	>3.2'	>3.2'
109	>2.8'	>3.2'	>3.2'
110	>2.3'	>3.5'	>3.5'
111	>2.0'	>3.0'	>3.0'
112	-	-	<2.0'

03/1/15	MODIFIED BY RIGHT OF WAY LABEL	DWG
01/25/15	ADDED STREAM BUFFER TO SOUTHERN STREAM PER WETLANDS REQUEST	DWG
11/18/15	REVISED PER TOWN PERM. APPROVAL CONDITIONS	DWG
Date	Revision	By

These plans shall only be used for the purpose shown below:

<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction
<input type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing

Property of Patricia Gilbert
Richmond Parcel #PA0343, b
TH20 Richmond, VT

4 LOT SUBDIVISION
OVERALL SITE PLAN

Lamoureux & Dickinson
Consulting Engineers, Inc.
14 Morse Drive, Essex, VT 05452
802-878-4450 www.LDengineering.com

Project No.
13110
Survey
L&D
Design
DG
Drawn
L&D
Checked
ABR/DLH
Date
4.15.2015
Scale
1" = 100'
Sheet number
1

OWNER/APPLICANT
PATRICIA GILBERT
343 PALMER ROAD
RICHMOND, VT 05477

