



**LEGEND**

	BOUNDARY LINE/R.O.W. (EXISTING)
	BOUNDARY LINE/R.O.W. (PROPOSED)
	BOUNDARY LINE/R.O.W. (ABUTTING)
	SIDELINE OF EASEMENT
	EDGE OF ROAD/DRIVE (SURFACE NOTED)
	5-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	ZONING SETBACKS
	BUILDING ENVELOPE
	DEER WINTERING YARD
	WILDLIFE HABITAT BLOCK
	SLOPES >20%
	SLOPES >30%
	GRAVITY SEWER
	FORCE MAIN
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	WELL ISOLATION
	WASTEWATER ISOLATION
	DRAINAGE CHANNEL (EXISTING)
	UNDERGROUND ELECTRICAL CONDUIT
	UTILITY POLE/OVERHEAD WIRES
	SURVEY TRAVERSE STATION
	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
	TEST PIT (TP-01)
	SOIL BORING (SB-01)
	DRILLED WELL (UNLESS OTHERWISE NOTED)



Project Location Map  
Not to Scale

**PROJECT NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403.
2. THIS IS A SKETCH PLAN ONLY AND IS SUBJECT TO CHANGE.
3. SUBJECT PARCEL BOUNDARIES ARE BASED ON A SURVEY PLAT BY BUTTON PROFESSIONAL LAND SURVEYORS, PC, DATED 3/06/10 AND RECORDED ON AUGUST 8, 2011 IN SLIDE 131, PAGE 615 IN THE TOWN OF RICHMOND LAND RECORDS.
4. THIS SKETCH PLAN IS BASED ON AVAILABLE ORTHOPHOTOS, GROUND SURFACE CONTOURS, AND OTHER INFORMATION PROVIDED BY THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
5. THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND/OR PERMITTING.
6. THE PROPOSED DRILLED WELL SITE SHOWN IS BASED ON THE REQUIRED ISOLATION DISTANCES TO THE PROPOSED WASTEWATER DISPOSAL SYSTEM AND THE ASSOCIATED SYSTEM COMPONENTS. BARNARD & GERVAIS, LLC MAKES NO WARRANTY REGARDING THE WELL YIELD OR WATER QUALITY RELATIVE TO THE DRILLED WELL LOCATION SHOWN HEREON.
7. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK.
8. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.

**ZONING INFORMATION**

<b>ZONING DISTRICTS</b>	
AGRICULTURAL/RESIDENTIAL DISTRICT (AR)	
<b>DIMENSIONAL REQUIREMENTS</b>	
LOT AREA:	1 ACRE MIN.
LOT DIMENSIONS:	50' RAD. CIRCLE MIN.
LOT FRONTAGE:	100 FT. MIN.
LOT COVERAGE:	30% MAX.
BUILDING HEIGHT:	35 FT. MAX.
SETBACK - ROAD CENTERLINE:	55 FT. MIN.
SETBACK - SIDE YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
SETBACK - REAR YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.

SIGNATURE:  
  
**DRAFT**  
  
JASON S. BARNARD  
LICENSED DESIGNER #128179

DATE	DESCRIPTION	BY
<b>REVISIONS</b>		
<b>BARNARD &amp; GERVAIS, LLC</b> Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 830 Enosburg Falls, VT 05450 Telephone: (802) 893-5168		
10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05401 Telephone: (802) 462-2587		
<b>PROPOSED TWO-LOT SUBDIVISION</b>		PROJECT NO. 21370
<b>EMILY DAWSON</b>		DATE: 03-18-2022
1027 SNIPE ISLAND ROAD, RICHMOND, VERMONT		SCALE: 1" = 60'
<b>SKETCH PLAN</b>		SURVEY: --
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW		DRAWN: SB
<input checked="" type="checkbox"/> PRELIMINARY DRAFT <input type="checkbox"/> FINAL STATE REVIEW		CHECKED: JSB
		DRAWING NO. SK-1
		SHEET 1 OF 1