

LOCATION PLAN  
N.T.S.

- SURVEY NOTES:**
1. BEARINGS AND COORDINATES SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TOPCON HIPER SR GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
  2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
  3. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
  4. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTL5 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
  5. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
  6. BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
  7. THIS SUBDIVISION PLAN IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.
  8. THE ACCESS FOR LOTS 21 & 22 FOLLOWS TOWN LEGAL TRAIL 2, AS SHOWN ON THE "VERMONT GENERAL HIGHWAY MAP FOR THE TOWN OF RICHMOND", DATED APRIL 26, 2019, AND REALIGNED AS SHOWN HEREON IN ACCORDANCE WITH THE TOWN OF RICHMOND DEVELOPMENT REVIEW BOARD SUBDIVISION APPROVAL #SUB2023-01.
  9. THE INTENT OF THIS SURVEY PLAN IS ONLY TO ADJUST THE BUILDING ENVELOPES, ADJUST THE STRODE FARM LANE & R.O.W. ALIGNMENT AND ADD STORMWATER EASEMENTS #1 - #3. ALL BOUNDARY INFORMATION SHOWN HEREON IS FROM SURVEY REFERENCE #1. BARNARD & GERVAIS, LLC DID NOT SURVEY THE PROPERTY BOUNDARIES AND MAKES NO WARRANTIES TO SAID BOUNDARIES.

**ZONING INFORMATION**

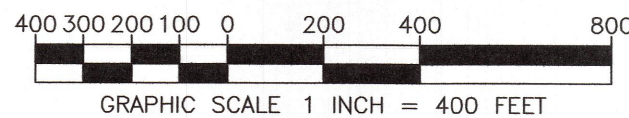
ZONING DISTRICT  
**AGRICULTURAL/ RESIDENTIAL DISTRICT (AR)**

DIMENSIONAL REQUIREMENTS

LOT AREA:	1 ACRE MIN.
LOT FRONTAGE:	100 FT. MIN.
SETBACK - FRONT YARD:	
FRONT LOT LINE:	30 FT. MIN.
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.
LOT COVERAGE:	30% MAX.
BUILDING HEIGHT:	35 FT. MAX.

**LEGEND**

	PROJECT BOUNDARY LINES	A.G.	ABOVE GRADE
	ABUTTING BOUNDARY LINES	B.G.	BELOW GRADE
	EXISTING EASEMENT / RIGHT-OF-WAY	N/F	NOW OR FORMERLY
	PROPOSED RIGHT-OF-WAY		ELECTRICAL PEDESTAL
	BUILDING ENVELOPE LINES		UTILITY POLE & OVERHEAD WIRES
	REBAR FOUND		UNDERGROUND ELECTRIC
	IRON PIPE FOUND		BARBED WIRE FENCE
	REBAR SET		STREAM - CENTERLINE (APPROX.)
	CALCULATED CORNER		DRILLED WELL ISOLATION ZONE
	DRILLED WELL		WASTEWATER ISOLATION ZONE



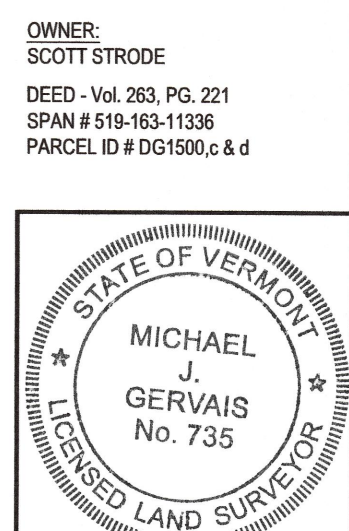
**SURVEY REFERENCES:**

1. PLAN OF LAND FOR EARL & LOTTA ROSEN, PORTION OF "PARAMOUNT FARMS" ON THE NORTHERLY SIDE OF "DUGWAY ROAD", RICHMOND, VERMONT, BY DAVID J. PEATMAN, DATED AUGUST 9, 2000 AND LAST REVISED DECEMBER 21, 2000, AND RECORDED IN THE TOWN OF RICHMOND LAND RECORDS AT MAP SLIDE 98.
2. EARL & LOTTA ROSEN PROPERTY (PARCEL 2) 11.8± ACRE, DUGWAY ROAD - TOWN HIGHWAY NO.7, RICHMOND, VERMONT BY WARREN A. ROBENSTIEN, DATED OCTOBER 15, 2000, AND RECORDED IN THE TOWN OF RICHMOND LAND RECORDS AT BOOK 9, PG.6.

THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF RICHMOND, VERMONT; THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, BY \_\_\_\_\_ CHAIR

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS 16th DAY OF August, 2023,  
*Michael Gervais* L.S. 735



RECEIVED FOR RECORD IN THE TOWN OF RICHMOND

THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_

MAP BOOK# \_\_\_ PAGE# \_\_\_ SLIDE# \_\_\_

AT \_\_\_ O'CLOCK \_\_\_ MINUTES \_\_\_ M

AND RECORDED IN RICHMOND, VERMONT

ATTEST \_\_\_\_\_ TOWN CLERK

08-15-2023	Revise Strode Farm Lane alignment; Add stormwater easements #1 - #3.	SB
DATE	DESCRIPTION	BY
REVISIONS		
<b>BARNARD &amp; GERVAIS, LLC</b>		
Land Surveying Water & Wastewater Environmental Consulting		
LANDS OF		
<b>SCOTT STRODE</b>		
LOTS 21 & 22, DUGWAY ROAD, RICHMOND, VERMONT		
<b>SUBDIVISION AMENDMENT SURVEY PLAT</b>		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input type="checkbox"/> SKETCH/CONCEPT	<input type="checkbox"/> PRELIMINARY	<input checked="" type="checkbox"/> FINAL LOCAL REVIEW
PROJECT NO. 21315	DATE: 12-21-2022	CHECKED: M.JG
SCALE: 1" = 400'	SURVEY: DW, AW, OL	DRAWING NO. PL-1
DRAWN: DW, SB	SHEET 1 OF 2	

OWNER:  
SCOTT STRODE  
DEED - Vol. 263, PG. 221  
SPAN # 519-163-11336  
PARCEL ID # DG1500,c & d