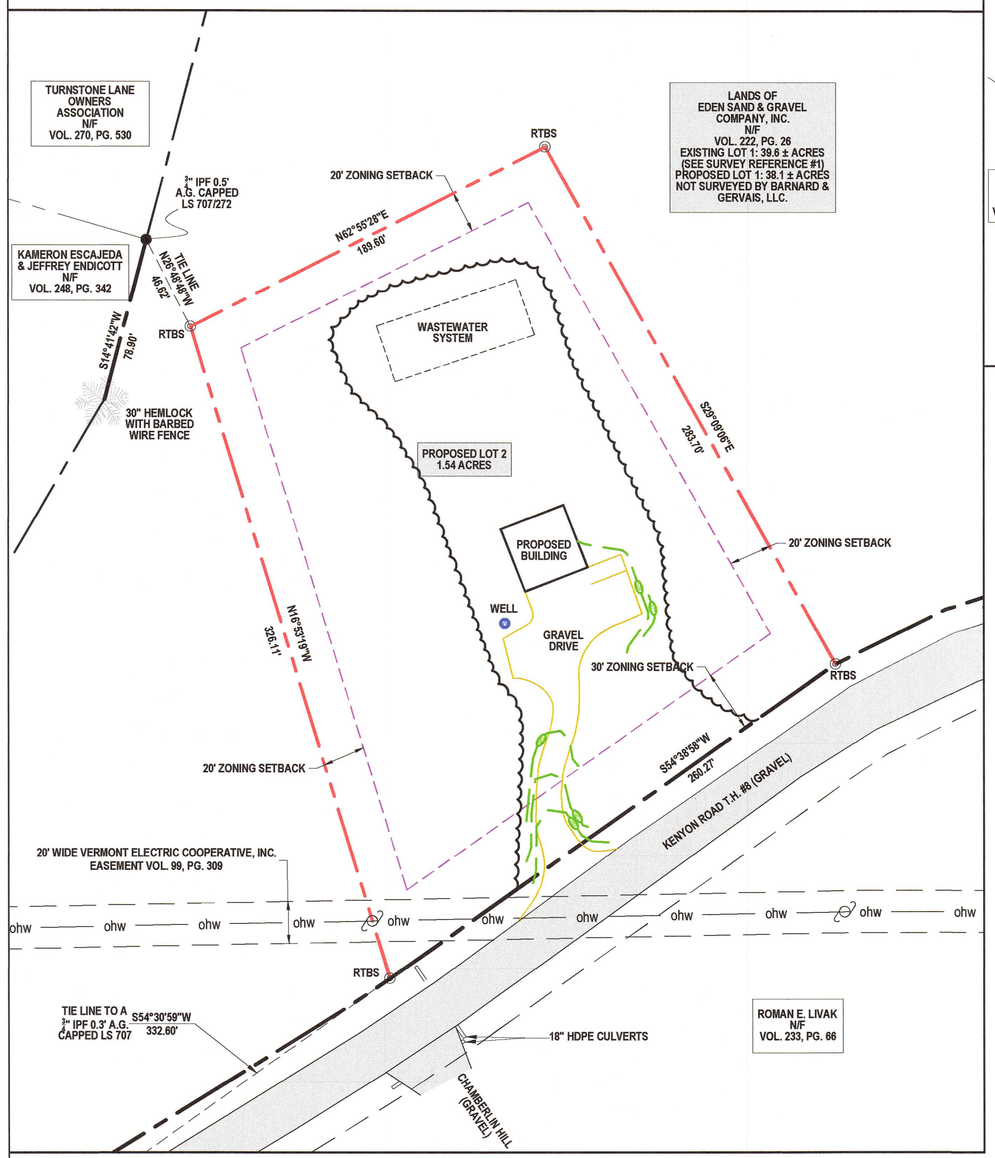
VT GRID

LEGEND

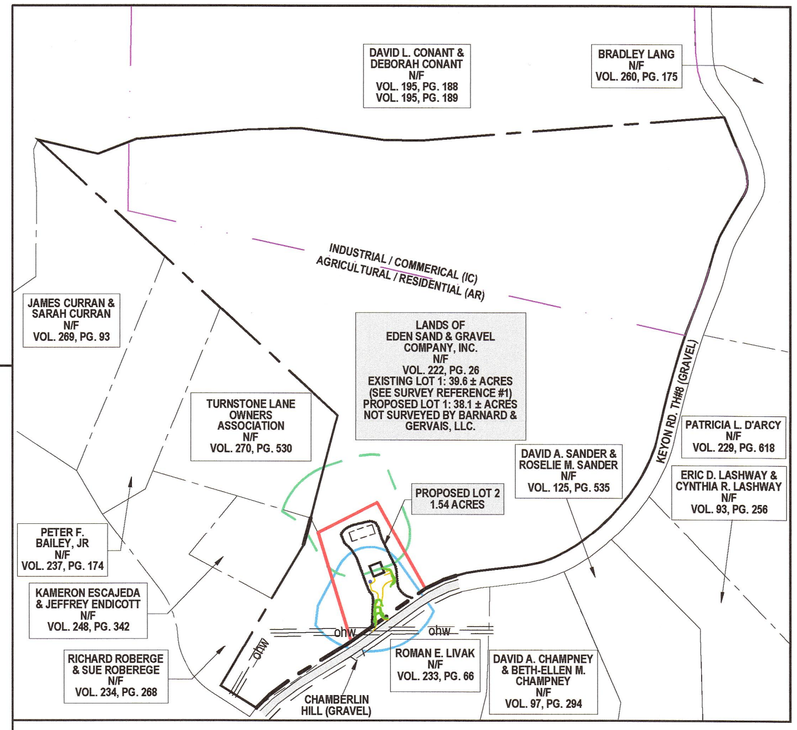
	PROJECT BOUNDARY LINES SURVEYED BY B&G	IPF	IRON PIPE FOUND
	PROPOSED BOUNDARY LINES	RTBS	REBAR TO BE SET
	APPROXIMATE BOUNDARY LINES (SEE SURVEY REF. #1)	A.G.	ABOVE GRADE
	ABUTTING BOUNDARY LINES	B.G.	BELOW GRADE
	EXISTING EASEMENT / RIGHT-OF-WAY	N/F	NOW OR FORMERLY
	BUILDING SETBACK LINES	ohw	UTILITY POLE & OVERHEAD WIRES
	ZONING DISTRICT LINE		



50 37.5 25 12.5 0 25 50 100

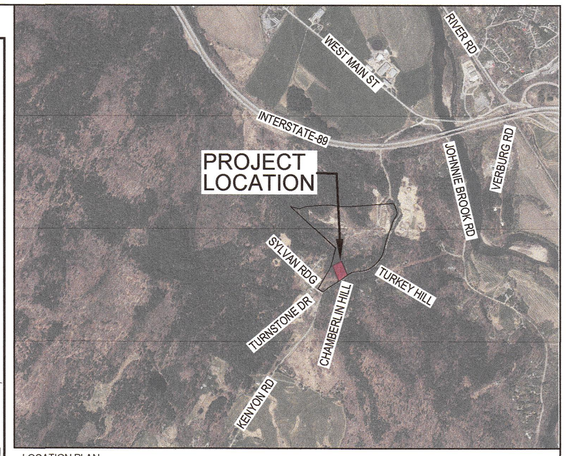
GRAPHIC SCALE 1 INCH = 50 FEET

OVERALL SITE SKETCH



300 225 150 75 0 150 300 600

GRAPHIC SCALE 1 INCH = 300 FEET



LOCATION PLAN

2000 1000 1500 500 0 1000 2000 4000

GRAPHIC SCALE 1 INCH = 2000 FEET

SURVEY NOTES:

1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TRIMBLE R12i 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. A CLOSED TRAVERSE SURVEY WAS COMPLETED IN JULY, 2023 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.

4. 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.

5. THE RIGHT OF WAY WIDTH FOR KENYON ROAD, TOWN HIGHWAY #8, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.

6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.

7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.C. GAINES VTLS 024.0132673 AND ALL MONUMENTATION FOUND IS AS NOTED.

8. 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.

9. BARNARD AND 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.

10. THIS SUBDIVISION PLAT 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.

11. THIS MASTER PLAN IS CONCEPTUAL IN NATURE AND MAY CHANGE IN THE FUTURE BASED ON MANY SITE AND EXTERNAL VARIABLES. THE CURRENT CONCEPTUAL MASTER PLAN INCLUDES LOT 1 BEING MAINTAINED AS A SAND/CONSTRUCTION PIT WITH LOT 2 BEING PROPOSED AS A COMMERCIAL OFFICE SPACE WITH A 1-BEDROOM APARTMENT ON THE SECOND FLOOR. CHANGE IN USE(S) AND/OR FUTURE SUBDIVISION(S) OF LOT 1 OR LOT2, OR CHANGE IN THE MASTER PLAN WILL BE SUBMITTED, IF NECESSARY, AT A FUTURE DATE.

SURVEY REFERENCES:

1. "PLAT SHOWING A SURVEY OF LANDS OF THE ESTATE OF JOYCE K. LIVAK, KENYON ROAD, RICHMOND, CHITTENDEN COUNTY, VERMONT." DATED SEPTEMBER 4, 2012 BY LAROSE SURVEYS, P.C. AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE #135.

2. "SYLVAN KNOLL SUBDIVISION, PLAT SHOWING A SUBDIVISION OF THE LANDS OF DAWN TATRO." DATED JULY 23, 2015 BY KEVIN R. LAROSE AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE #142.

3. "LANDS OF HUNTINGTON HOMES,INC. NINE LOT SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SURVEY PLAT, 952 KENYON ROAD, RICHMOND, VERMONT." DATED 04-04-2021 AND REVISED 9-1-21 BY BARNARD & GERVAIS, LLC AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE #160.

ZONING INFORMATION

ZONING DISTRICT: AGRICULTURAL/ RESIDENTIAL DISTRICT (AR)		ZONING DISTRICT: INDUSTRIAL/ COMMERCIAL (IC)	
DIMENSIONAL REQUIREMENTS		DIMENSIONAL REQUIREMENTS	
LOT AREA:	1 ACRE MIN.	LOT AREA:	1 ACRE MIN.
LOT FRONTAGE :	100 FT. MIN.	LOT FRONTAGE :	100 FT. MIN.
SETBACK - FRONT YARD:		SETBACK - FRONT YARD:	
FRONT LOT LINE:	30 FT. MIN.	ROAD RIGHT OF WAY:	50 FT. MIN.
ROAD CENTERLINE:	55 FT. MIN.	SETBACK - SIDE YARD:	
SETBACK - SIDE YARD:		PRINCIPAL STRUCTURE:	15 FT. MIN.
PRINCIPAL STRUCTURE:	20 FT. MIN.	ACCESSORY STRUCTURE:	10 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.	SETBACK - REAR YARD:	
SETBACK - REAR YARD:		PRINCIPAL STRUCTURE:	15 FT. MIN.
PRINCIPAL STRUCTURE:	20 FT. MIN.	ACCESSORY STRUCTURE:	10 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.	LOT COVERAGE:	60% MAX.
LOT COVERAGE:	30% MAX.	BUILDING HEIGHT:	35 FT. MAX.
BUILDING HEIGHT:	35 FT. MAX.		

DRAFT

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 25th DAY OF August, 2023

L.S. 024.0132673

PARCEL INFORMATION
OWNER: EDEN SAND & GRAVEL COMPANY, INC.
VOL. 228, PG. 39
SPAN: 519-163-10908
PARCEL ID: KR0854

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

THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONVEYANCES

STATE OF VERMONT
MICHAEL C. GAINES
No. 024.0132673
LICENSED LAND SURVEYOR

DATE	DESCRIPTION	BY
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting

167 Main Street, P.O.Box 820
Ensisburg Falls, VT 05450
Telephone: (802) 933-5168

10523 VT Route 116, P.O.Box 133
Hinesburg, VT 05461
Telephone: (802) 482-2597

LANDS OF

EDEN SAND & GRAVEL COMPANY, INC.

KENYON ROAD, RICHMOND, VERMONT

TWO-LOT SUBDIVISION SURVEY PLAT & CONCEPTUAL MASTER PLAN

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

☐ SKETCH/CONCEPT ■ PRELIMINARY ☐ FINAL LOCAL REVIEW

PROJECT NO. 23235
DATE: 07-26-2023
SCALE: AS NOTED
SURVEY: AW,TG
DRAWN: AW
CHECKED: MCG
DRAWING NO. PL-1
SHEET 1 OF 1