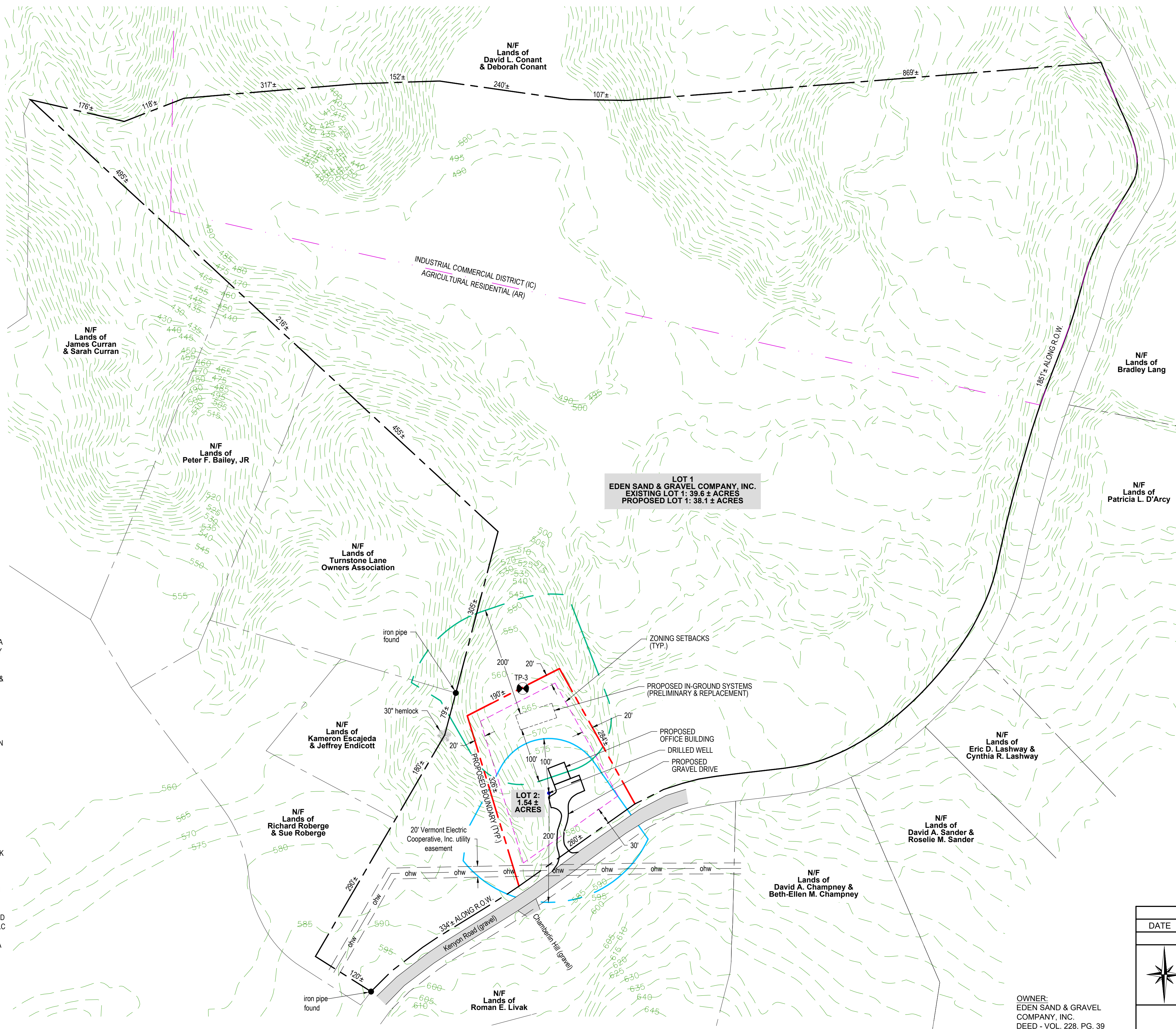


**Project Location Map**  
Not to Scale

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

- PROJECT NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "PLAT SHOWING A SURVEY OF LANDS OF THE ESTATE OF JOYCE K. LIVAK, KENYON ROAD, RICHMOND, CHITTENDEN COUNTY VERMONT," BY LAROSE SURVEYS, P.C., DATED SEPTEMBER 4, 2012. A PLAN ENTITLED "PLAT SHOWING A SUBDIVISION OF LANDS OF THE DAWN TATRO, KENYON ROAD, RICHMOND, CHITTENDEN COUNTY, VERMONT," BY KEVIN R. LAROSE, DATED JULY 23, 2015. A PLAN ENTITLED "LANDS OF HUNTINGTON HOMES, INC., 952 KENYON ROAD, RICHMOND, VERMONT, NINE LOT SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SURVEY PLAT," BY BARNARD & GERVAIS, LLC DATED 04-04-2021 AND REVISED 9-1-21 AND A PLAN ENTITLED "LANDS OF EDEN SAND & GRAVEL COMPANY, INC., KENYON ROAD, RICHMOND, VERMONT, TWO-LOT SUBDIVISION SURVEY PLAT BY BARNARD & GERVAIS, LLC., DATED 7-26-2023.
  - THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN JULY 2023.
  - THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD88 (GEOID12B) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12i GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
  - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
  - 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. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - THE WASTEWATER DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE APRIL 12, 2019.
  - NO WETLANDS WERE SHOWN ON THE SUBJECT PARCEL ON THE "VERMONT NATURAL RESOURCES ATLAS" AND NO OTHER WETLAND DELINEATION OF SAID PARCEL HAD BEEN CONDUCTED OF WHICH BARNARD & GERVAIS, LLC IS AWARE. BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT WETLANDS OR ASSOCIATED BUFFERS DO OR DO NOT EXIST ON SAID PARCEL. IT IS RECOMMENDED THAT THE LANDOWNER OR CONTRACTOR CONTACT A WETLAND SPECIALIST TO CONFIRM NO WETLANDS EXIST PRIOR TO ANY EARTH WORK OR CONSTRUCTION. BARNARD & GERVAIS, LLC DOES HAVE A WETLAND SPECIALIST ON STAFF.
  - BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
  - ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.
  - THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.
  - A CURB CUT / ACCESS PERMIT SHALL BE APPLIED FOR BY THE LANDOWNER OR CONTRACTOR AND PERMITTED PRIOR TO CONSTRUCTION. TO BE DESIGNED AND CONSTRUCTED BY OTHERS IN ACCORDANCE WITH THE TOWN OF RICHMOND DRIVEWAY ACCESS STANDARDS.
  - AS SHOWN, THE PROJECT CONTAINS 4,780 SF (0.10 ACRES) OF IMPERVIOUS SURFACE AREA.
  - 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 LOT 2, OR CHANGE IN THE MASTER PLAN WILL BE SUBMITTED, IF NECESSARY, AT A FUTURE DATE.



**LEGEND**

	BOUNDARY LINE/ R.O.W. (EXISTING)
	BOUNDARY LINE/ R.O.W. (ABUTTING)
	1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	1-FOOT GROUND SURVEY CONTOUR
	FINISH GRADE
	ZONING SETBACKS
	TREE LINE
	PROPOSED LIMITS OF CLEARING
	STONE WALL (EXISTING)
	DITCHLINE
	GRAVITY SEWER (EXISTING)
	GRAVITY SEWER (PROPOSED)
	FORCE MAIN
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	WELL ISOLATION
	WASTEWATER ISOLATION
	WETLAND BOUNDARY
	WETLAND BUFFER
	UNDERGROUND ELECTRICAL CONDUIT
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE LINE
	UTILITY POLE/ OVERHEAD WIRES
	SURVEY TRAVERSE STATION
	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
	TEST PIT (TP-01)
	DRILLED WELL, (UNLESS OTHERWISE NOTED)
	LIGHT POST

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

SIGNATURE:  
  
JASON S. BARNARD  
LICENSED DESIGNER #126179

DESIGNER CERTIFICATION STATEMENT  
I HEREBY CERTIFY THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT, THE DESIGN-RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES.

DATE	DESCRIPTION	BY
REVISIONS		
<b>BARNARD &amp; GERVAIS, LLC</b> Land Surveying Water & Wastewater Environmental Consulting		
197 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168		
10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597		
PROJECT NO.	23235	
DATE:	08-10-2023	
SCALE:	1" = 100'	
SURVEY:	AW, TG	
DRAWN:	AW, CS	
CHECKED:	JB	
DRAWING NO.	S-1	
SHEET 1 OF 3		

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:  
 PRELIMINARY DRAFT     FINAL STATE REVIEW