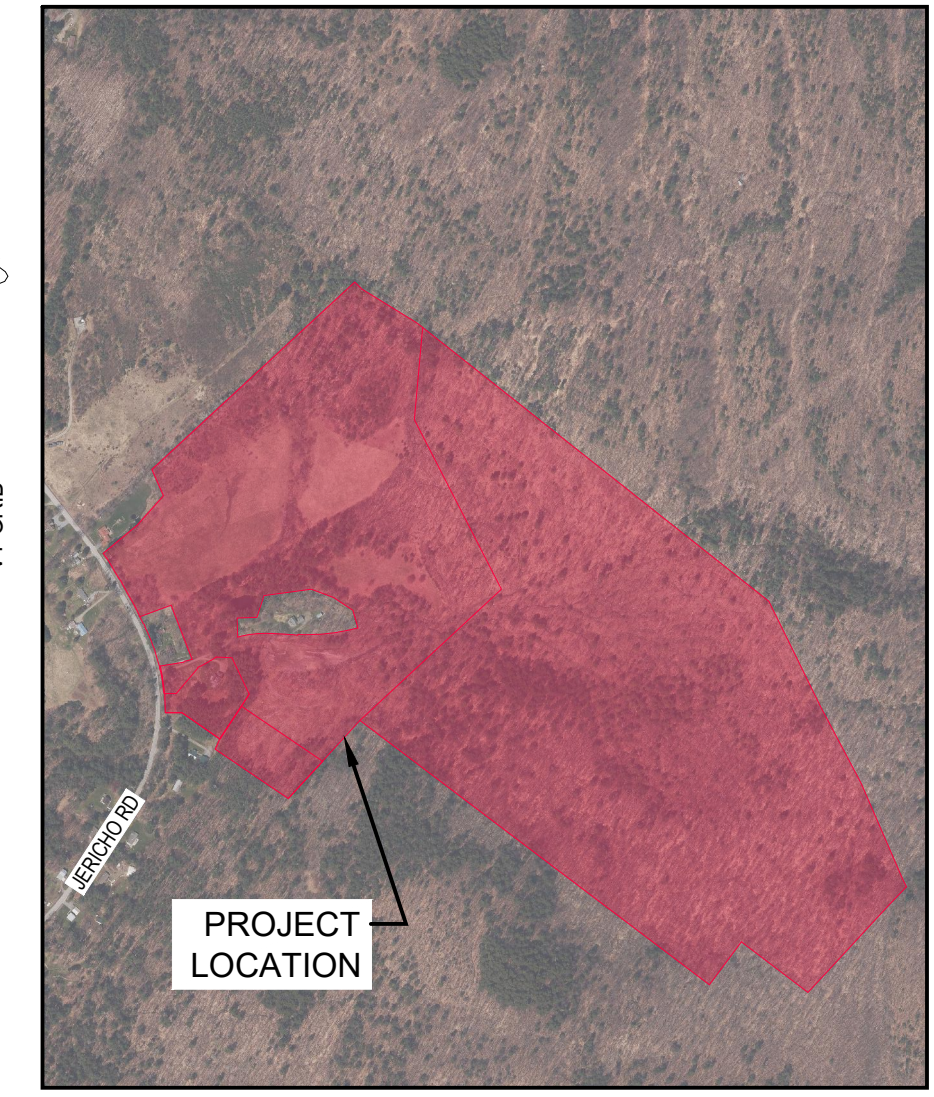
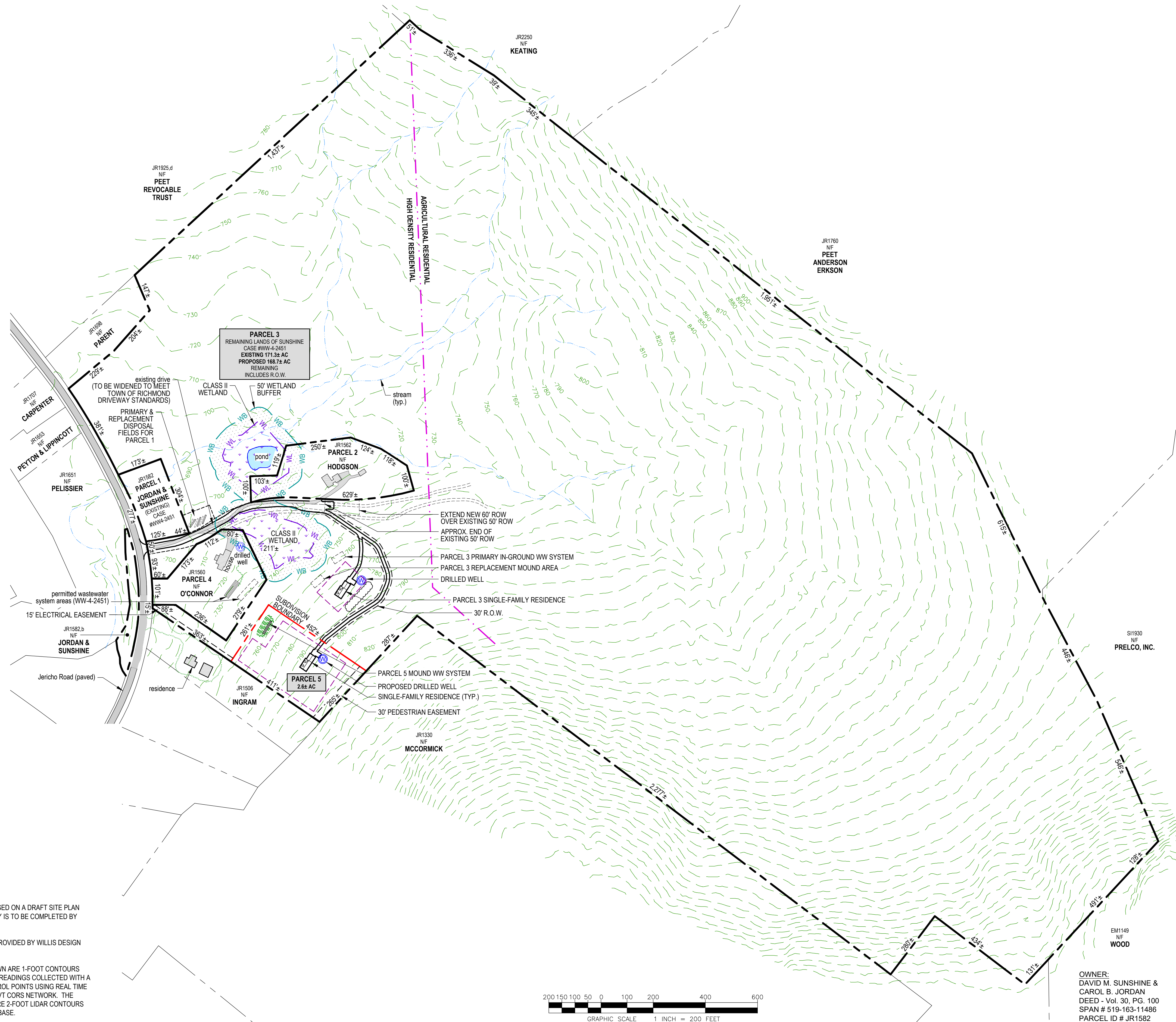


ZONING INFORMATION	
<b>ZONING DISTRICTS</b>	
AGRICULTURAL / RESIDENTIAL (AR)	
HIGH DENSITY RESIDENTIAL (HDR)	
<b>DIMENSIONAL REQUIREMENTS</b>	
<b>AGRICULTURAL / RESIDENTIAL DISTRICT:</b>	
LOT AREA:	1 ACRE MIN.
ROAD FRONTAGE:	100 FT. MIN.
SETBACK - FRONT YARD: (WHICHEVER IS GREATER)	30 FT. MIN.
FROM FRONT LOT LINE:	30 FT. MIN.
FROM CENTER OF ROAD:	55 FT. MIN.
SETBACK - SIDE YARD:	20 FT. MIN.
SETBACK - REAR YARD:	20 FT. MIN.
LOT COVERAGE:	30% MAX.
BUILDING HEIGHT:	35 FT. MAX.
<b>HIGH DENSITY RESIDENTIAL DISTRICT:</b>	
LOT AREA:	1 ACRE MIN.
ROAD FRONTAGE:	75 FT. MIN.
SETBACK - FRONT YARD: (WHICHEVER IS GREATER)	20 FT. MIN.
FROM FRONT LOT LINE:	20 FT. MIN.
FROM CENTER OF ROAD:	35 FT. MIN.
SETBACK - SIDE YARD:	10 FT. MIN.
SETBACK - REAR YARD:	15 FT. MIN.
LOT COVERAGE:	40% MAX.
BUILDING HEIGHT:	35 FT. MAX.



Project Location Map  
Not to Scale

LEGEND	
	BOUNDARY LINE/R.O.W. (EXISTING)
	BOUNDARY LINE/R.O.W. (PROPOSED)
	BOUNDARY LINE/R.O.W. (ABUTTING)
	SIDELINE OF EASEMENT
	1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	1-FOOT GROUND SURVEY CONTOUR
	FINISH GRADE
	ZONING DISTRICT BOUNDARY
	ZONING SETBACKS
	BUILDING ENVELOPE
	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)

- PROJECT NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A DRAFT SITE PLAN PREPARED BY WILLIS DESIGN ASSOCIATES. A PARTIAL BOUNDARY SURVEY IS TO BE COMPLETED BY BARNARD & GERVAIS, LLC FOLLOWING SKETCH PLAN APPROVAL.
  - THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE PROVIDED BY WILLIS DESIGN ASSOCIATES, INC., JERICHO, VERMONT.
  - THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD83 (GEOID12B) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12i 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 2-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 & 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.
  - WASTEWATER SYSTEMS WILL BE DESIGNED BY WILLIS DESIGN ASSOCIATES AND PERMITTED THROUGH THE STATE OF VERMONT GROUNDWATER AND DRINKING WATER PROTECTION DIVISION.
  - WETLANDS SHOWN ON THE SUBJECT PARCEL ARE BASED ON THE STATE OF VERMONT WETLANDS INVENTORY MAP (VSWI) OR WERE DELINEATED BY DORI BARTON OF ARROWWOOD ENVIRONMENTAL, LLC.



OWNER:  
DAVID M. SUNSHINE &  
CAROL B. JORDAN  
DEED - Vol. 30, PG. 100  
SPAN # 519-163-11486  
PARCEL ID # JR1582

SIGNATURE:  
  
**DRAFT**

DATE	DESCRIPTION	BY
REVISIONS		
<b>BARNARD &amp; GERVAIS, LLC</b> Land Surveying Water & Wastewater Environmental Consulting 167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 833-5168		10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597
<b>TWO-LOT SUBDIVISION</b>		PROJECT NO. 23264
<b>DAVID M. SUNSHINE &amp; CAROL B. JORDAN</b>		DATE: 11-17-2023
1582 JERICHO ROAD, RICHMOND, VERMONT		SCALE: 1" = 200'
<b>SUBDIVISION SKETCH PLAN</b>		SURVEY: --
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWN: CS,SB
<input checked="" type="checkbox"/> PRELIMINARY DRAFT <input type="checkbox"/> FINAL STATE REVIEW		CHECKED: JB
		DRAWING NO. <b>SK-1</b>
		SHEET 1 OF 2