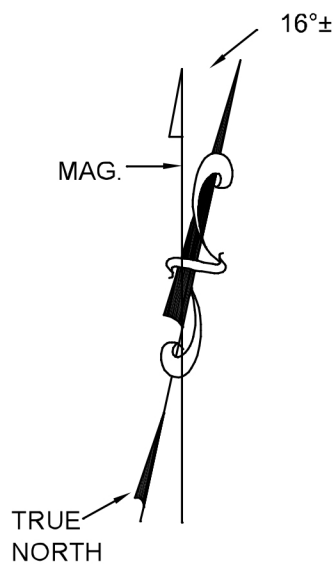


THIS IS A MYLAR REPRODUCTION DONE BY BLUE PRINTS ETC., FARRELL ST., SOUTH BURLINGTON, VT.



NOTE ON WETLAND BOUNDARY DELINEATION:
THE WETLAND WAS DELINEATED ON 16 JUNE, 2016 BY S. McINTYRE, SUMMIT ENGINEERING, INC. AND IS VALID FOR FIVE (5) YEARS. WETLANDS WERE DELINEATED IN THE AREA OF PROPOSED CONSTRUCTION ONLY. OTHER WETLANDS MAY EXIST ON THE PARCEL. CONTACT THE VT. DEPT. OF ENVIRONMENTAL CONSERVATION PRIOR TO ANY DISTURBANCE.

N/F
EDWARD KING & LAURA SPENCER
SPAN 519-163-10724
1369 HINESBURG ROAD

N/F
MICHAEL & DANIE LECLAIR
SPAN 519-163-11083
1689 HINESBURG ROAD

SCHEMATIC LOCATION OF JOHNNIE BROOK

REMAINING LAND IN PARCEL
NEW ACREAGE FOR LOT 15
PREV. LOT #8 ±15.0 ACRES
NEW LOT #8 1.74 ACRES
NEW LOT #15 ±13.26 ACRES

MICHAEL E SIPE & MICHAEL E SIPE JR.
VOL. 241 , PGS. 191-192

PARCEL I.D. # WF0060
SPAN I.D. # 519-163-11837

NEW MOUND FOR
PROPOSED
4 BEDROOMS

13.26 ACRES
LOT 15

ORIGINAL LOCATION
OF THIS BUILDING
NOT TO CHANGE

20' EASEMENT FOLLOWING THE
FORCE MAIN FROM THE (1)
BEDROOM ADU ON THE NEW LOT

SEE SKETCH (A)
ON THIS SHEET

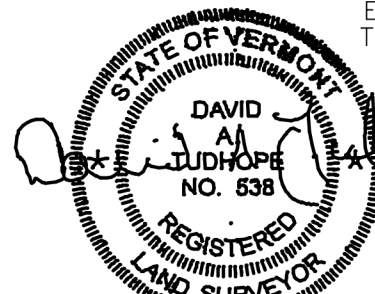
ZONING REQUIREMENTS

SUBDIVISION LOCATED ENTIRELY WITHIN THE AGRICULTURAL/RESIDENTIAL ZONING DISTRICT.
DISTRICT REQUIREMENTS ARE:
• LOT SIZE = 1.0 ACRE
• FRONTAGE = 100FT.
• FRONT SETBACK = 30FT.
• SIDE/REAR SETBACKS = 20FT.

LEGEND

- IRON PIPE FOUND
- REBAR FOUND
- CONC. MONUMENT FOUND
- CALCULATED POINT
- DRILLED WELL
- △ SURVEY POINT
- ⊗ SOIL TEST PIT
- ⊗ MANHOLE
- ⊗ UTILITY POLE
- WETLAND DELINEATION FLAGGING
- PROPERTY LINE
- ACCESS R.O.W. OR UTILITY EASEMENT
- BUILDING ENVELOPE
- AERIAL UTILITY LINES
- LIMIT OF CLASS 2 WETLAND
- WETLAND BUFFER LIMIT
- FORCE MAIN EASEMENT FOR LOT 8
- OLD BUILDING ENVELOPE DECIDED BY THE DDB

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM THE LAND RECORDS IN THE TOWN OF RICHMOND, VERMONT (DEEDS AND OTHER OFFICIAL RECORDS). ALSO ALL PHYSICAL EVIDENCE IN THE FIELD INCLUDING PAROLE EVIDENCE ACQUIRED FROM THE SURROUNDING LAND OWNERS.
THE BEARINGS ARE MAGNETICALLY OBSERVED WITH A SUUNTO COMPASS. THE SURVEY WAS DONE WITH A CLOSED RANDOM TRAVERSE USING A TOPCON 3B E.D.M. WITH A 1:50000 POSITIONAL TOLERANCE.
THIS SURVEY CONFORMS TO 27 VSA 1403 REQUIREMENTS.



22 APRIL 2025

DAVID A. TUDHOPE
74 CAYUGA CT.
BURLINGTON, VT 05408
TELE: (802) 862-9360
dtudhope@aol.com
REGISTERED LAND SURVEYOR #538
SITE TECHNICIAN #230B

SUBJECT PARCEL:
±15.0 ACRES TOTAL
OWNERS OF RECORD:
MICHAEL E SIPE & MICHAEL E SIPE JR.
VOL. 241 , PGS. 191-192
PARCEL I.D. # WF0060
SPAN I.D. # 519-163-11837



SIPE WOLF LN.

SUBDIVISION PLAT

DRAWN	DATE	MICHAEL E. SIPE & MICHAEL E. SIPE JR.
DAT	04/22/25	60 WOLF LANE
APPROVED	DATE	RICHMOND VT 05477
D.P.C.	04/22/25	PROJECT NO.
SCALE	SHEET	3093
1"=100'	1	

Development Review Board
Approved by resolution of the Development Review Board of the Town of Richmond, Vermont, permit # _____, on the ____ day of _____, subject to all requirements and conditions of said resolution, signed ____ day of _____, by _____, Chairperson.

Town of Richmond Clerk's Office
Received for recording on the ____ day of _____, at _____, M, in Cabinet 1, on Map _____ and recorded in the Richmond, Vermont map records.
ATTEST: _____, Town Clerk

SIPE WOLF LANE SUBDIVISION