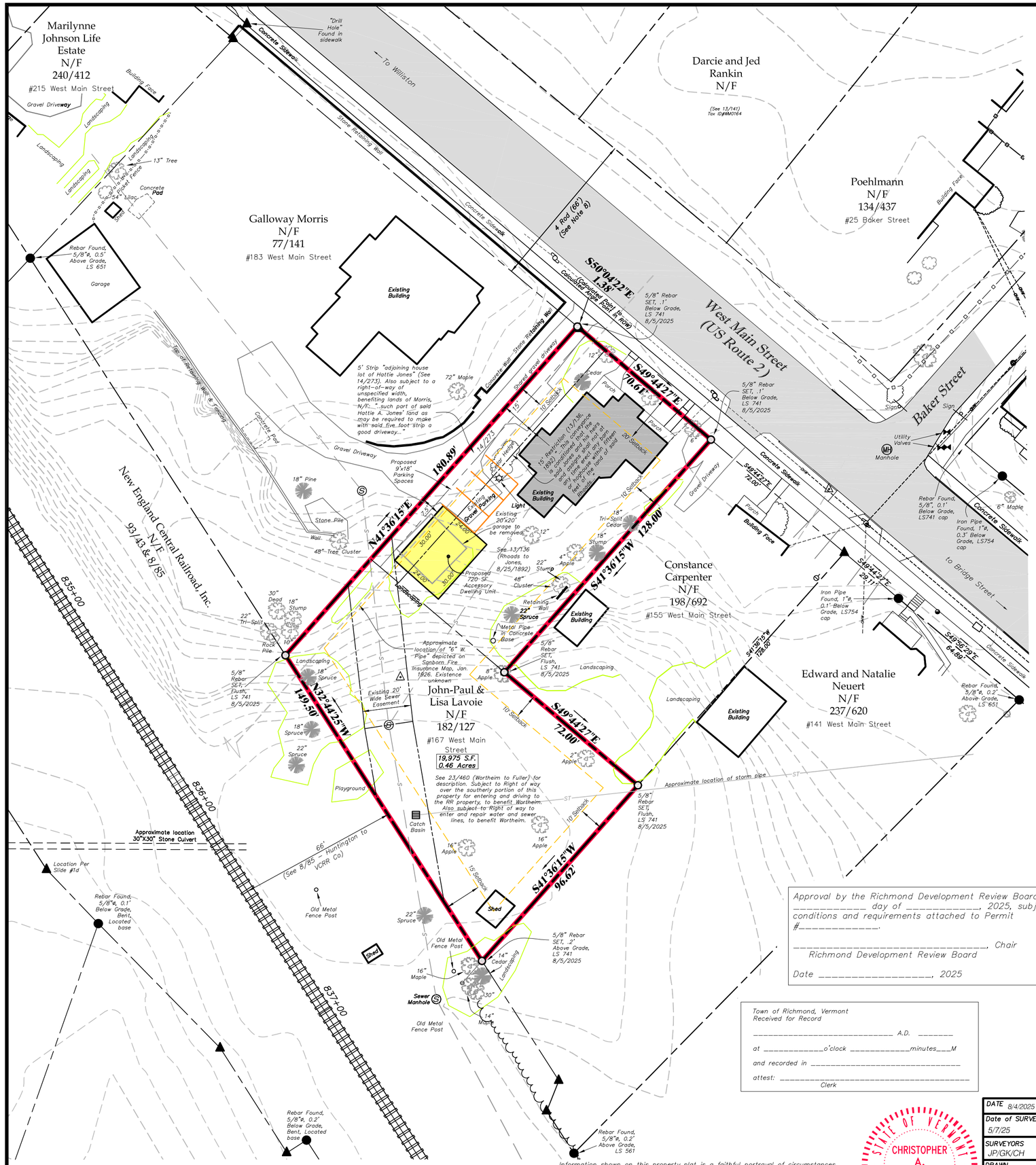

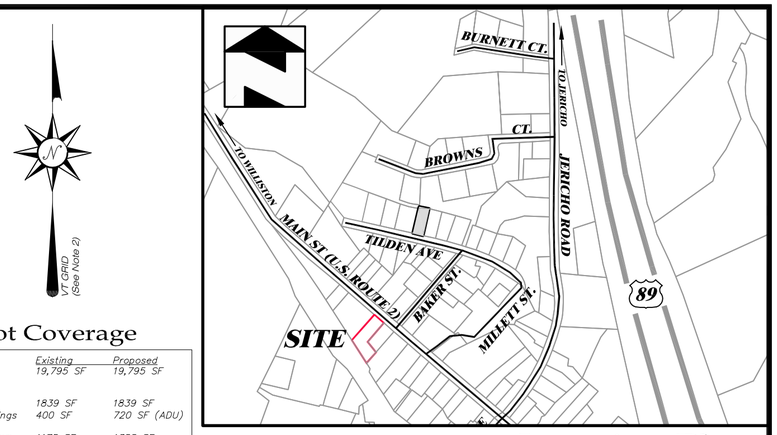

Location Plan

scale: 1" = 2000 feet ±

N

VT GRID (See Note 2)

Lot Coverage

	Existing	Proposed
Lot Area	19,795 SF	19,795 SF
Buildings		
Dwelling	1839 SF	1839 SF
Outbuildings	400 SF	720 SF (ADU)
Gravel/Walkways	1175 SF	1358 SF
TOTAL	3,414 SF (17.2%)	3,917 SF (19.8%)

Plan references and Survey Notes:

1. This Boundary Retracement Plat has been compiled from field surveys and record evidence including the following plats, all recorded in the Town of Richmond Land Records:
a. "Survey Plat Lands of Paul J. Loughlin and Corinne R. Loughlin", prepared by Short Surveying Inc., dated April 28, 2008, and recorded in Slide 122.
b. "Statutory Survey Prepared for Vermont Agency of Transportation, a Portion of US Route 2, Town of Richmond, County of Chittenden, VT", prepared by Horizons Engineering, dated 5/14/2020, and recorded in Slide 156.
c. "Right-of-Way and Track Map, Central Vermont RY. Co., operated by Central Vermont RY. Co., Station 5227+20 to Station 5280+00", dated June 30, 1917, and prepared by Office of Valuation Engineer, St. Albans, VT.
d. "Town of Richmond Sewer Upgrades, MH #12, #13, Sewer Line Locations and Easements", dated 8/12/2010, prepared by Green Mountain Engineering, and recorded in Slide 128.

2. North orientation is based on survey-grade RTK (Real Time Kinematic) GPS observations made on 4/30/2025, using the VT CORS (Continuously Operating Reference Station) NETWORK . The resultant horizontal datum is NAD 83, Vermont State Plane. This realization is called NAD 83(2011) epoch 2010.0. The resulting orthometric height is NAVD 88 (Geoid18). All distances shown on this plan are at grid level. A ground scale factor of 1.0000281379 should be used to convert to ground level distances.

3. The improvements shown hereon were located by a survey on the ground completed between April 30, 2025 & May 7, 2025, and record research in the Town of Richmond Land Records.

4. Survey methods employed meet or exceed the minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/2013. A Trimble R12i base/rover setup was used in collecting ground measurements and post-processed using Trimble Business Center software.

5. The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.

6. The premises shown and described hereon maybe subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures, which are readily apparent from a casual aboveground view, are delineated hereon. Only deeds, plats and plans, of public record, which are properly indexed in the Town of Richmond Land Records have been reviewed, examined and utilized for the purpose of this survey. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.

7. This survey revealed NO boundary inconsistencies between recorded and physical boundary evidence pertinent to this property.

8. his plat shows the public right of way of West Main Street (US Route 2) to be 4 rods (66 ft) as documented in Slide 156 in the Town of Richmond Land Records The sidelines of West Main Street, as shown hereon, are based on recovered monumentation as shown on Slide 156.

9. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.

10. Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40-inch long, crowned with an aluminum cap, stamped LS 741, set by a Vermont licensed land surveyor at the discretion of the property owner / developer.

11. Reproductions of this sketch are not valid unless sealed with a red-inked surveyor's seal and signed by the Licensed Land Surveyor.

12. Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.

13. This survey is certified to John-Paul & Lisa Lavoie for the purpose of retracing the boundaries of 167 West Main Street as shown hereon. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the above stated purpose.

14. This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.

15. All archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey shall remain the property of the surveyor or his successors or assigns.

16. The alteration of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public. This survey map and/or survey plan shall not be altered or added to by any person(s) in any way without authorization by Button Professional Land Surveyors, PC. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made hereon by Button Professional Land Surveyors, PC and shall cause this plan, in it's entirety, to be null and void.

17. This is an Original MYLAR.

Project Description

Demolition of existing garage and construction of a 720 SF Accessory Dwelling Unit (ADU) in the Village Residential Neighborhood (VRNN) North Zoning District. A waiver and reduction to the required side yard setback is requested, from 10' to 7.5' (existing garage is 5' from the boundary). All other setback minimums and lot coverage maximum shall be met. ADU to be served by village water and sewer.

Approval by the Richmond Development Review Board on this _____ day of _____, 2025, subject to all conditions and requirements attached to Permit #_____.

_____, Chair
Richmond Development Review Board

Date _____, 2025

Town of Richmond, Vermont
Received for Record

_____ A.D. _____

at _____o'clock _____minutes____M

and recorded in _____

attest: _____
Clerk

List of Symbols & Abbreviations

- SURVEYED property line (Certified)
- Approximate property line (NOT certified)
- Property line from deeds or plans of record
- Sideline of existing easement
- Edge of gravel
- Guy wire / pole
- Utility pole with overhead wires
- Tree line
- Hydrant
- Water valve
- Sanitary sewer manhole / pump station
- Drainage Manhole
- Gas/Water Valve
- Iron pipe / rebar found (see plan)
- Concrete monument found (see plan)
- 5/8" Rebar with aluminum cap "VT LS 741" SET or TO BE SET
- Survey control points
- Deciduous tree
- Coniferous tree
- N36°24'36"E 157.49' — Dimension determined by this survey

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parol and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.

Christopher A. Haggerty, VT LS#741 — 8/21/2025 Dated

STATE OF VERMONT · CHRISTOPHER A. HAGGERTY No. 741 · LICENSED LAND SURVEYOR

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DATE 8/4/2025	REVISION Revised Proposed Accessory Dwelling, added 3 9'X18' Parking spaces, and updates to Lot Coverage calculations — BY -
Date of SURVEY 5/7/25	☐ RECORD DRAWING ☐ FINAL ■ PRELIMINARY ☐ SKETCH/CONCEPT — Date of Plat 5/23/25
SURVEYORS JP/GK/CH	JOB# RICM0265
DRAWN GK/CH	FILE WS.DWG
CHECKED Closure GK/CH	PLAN SHEET # 1 of 1
SCALE 1"=30'	

BUTTON
PROFESSIONAL LAND SURVEYORS, PC
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20 Kimball Avenue Suite 102
South Burlington, VT 05403
802-863-1812 • 800-570-0685

PLAT OF BOUNDARY RETRACEMENT SURVEY SHOWING LANDS OF

JOHN-PAUL & LISA LAVOIE

167 WEST MAIN STREET, RICHMOND, VERMONT