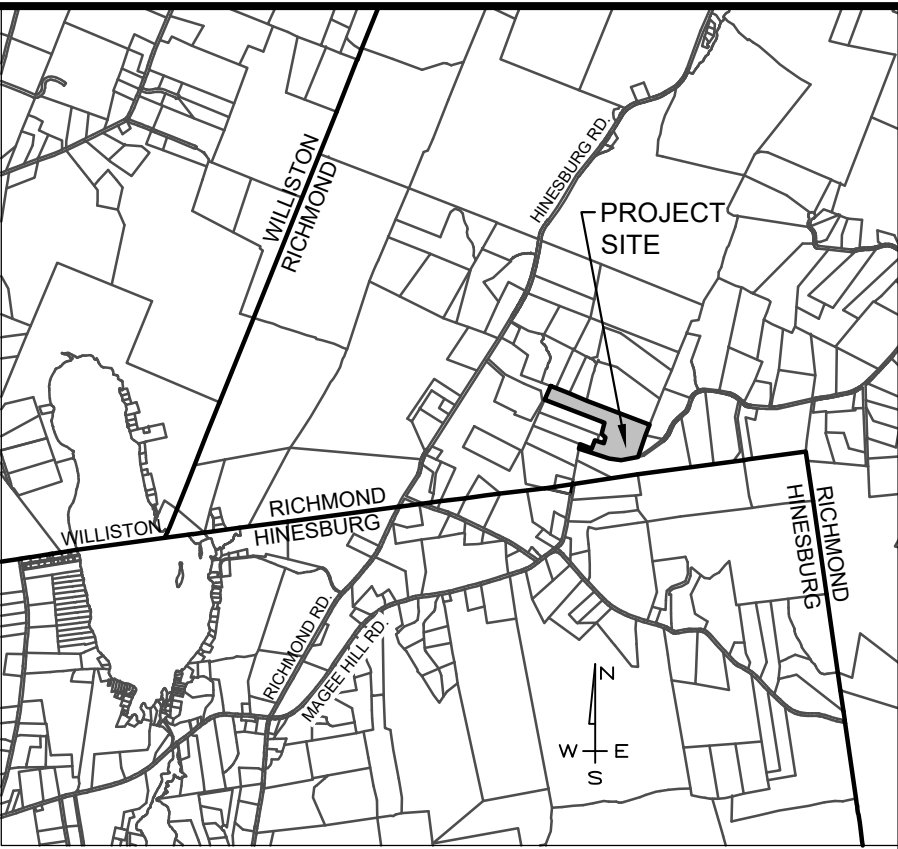


Legend

- EXISTING CONTOUR
- PROPOSED FORCEMAIN
- EXISTING FORCEMAIN
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ABUTTING PROPERTY LINE
- PROJECT PROPERTY LINE
- WETLAND BOUNDARY (DELINEATED)
- WETLAND BOUNDARY (ESTIMATED)
- WETLAND BUFFER
- BUILDING SETBACKS
- WETLAND SYMBOL
- EXISTING/PROPOSED DRILLED WELL
- SILT FENCE



Location Map  
NTS

PARCEL DATA:  
PARCEL NO. BE0345  
PARCEL AREA = 23.1 ACRES  
ZONING DISTRICT: AG/RURAL RESIDENTIAL(AR)

ZONING DATA

ZONING DISTRICT: AGRICULTURAL/RESIDENTIAL (AR)  
DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT AREA: 1.0 ACRES -  
PROPOSED LOT AREAS = 1.1 ACRES - 13.6 ACRES

MIN. FRONTAGE: 100'  
PROPOSED FRONTAGE: ON PRIVATE RIGHT OF WAY  
OR EASEMENT

MINIMUM SETBACKS:  
FRONT SETBACK: 30' FROM FRONT LOT LINE  
55' FROM CENTER OF R.O.W  
SIDE YARD SETBACK: 20'  
REAR YARD SETBACK: 20'

PERIMETER PROPERTY LINES WERE TAKEN FROM  
PHYSICAL EVIDENCE FOUND DURING A FIELD  
SURVEY PERFORMED IN NOVEMBER, 2025, BY  
BOWMAN. THIS SKETCH PLAN IS NOT INTENDED  
FOR CONVEYANCE AND IS APPROXIMATE ONLY.

OWNER/ APPLICANT  
PATRICIA GILBERT  
345 BEATTY LANE (PROPERTY ADDRESS)  
RICHMOND, VT 05477

WETLAND NOTE:  
THE LATEST PARTIAL WETLAND DELINEATION SHOWN ON  
THIS PLAN (ADJACENT TO AND EASTERLY OF THE  
PROPOSED NEW LOTS) WAS PERFORMED ON 5/21/25 BY  
LEVI KESZEY, PWS (OF BOWMAN) ACCORDING TO THE  
STANDARDS OF THE 1987 US ARMY CORPS OF ENGINEERS  
WETLAND DELINEATION MANUAL AND THE NORTHEAST  
REGIONAL SUPPLEMENT. THE BOUNDARIES AND  
CLASSIFICATION WAS CONFIRMED ON 6/17/25 BY ELIJAH  
SCHUMACHER FROM THE VERMONT WETLANDS PROGRAM.  
ALL OTHER WETLANDS DEPICTED ARE BASED ON 2014  
DATA.

**Bowman**

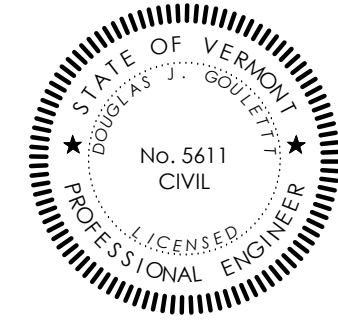
Bowman  
478 Blair Park Rd.  
Williston, Vermont 05495  
Phone: (802) 879-6331  
www.bowman.com  
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4 LOT SUBDIVISION SKETCH PLAN

PROPERTY OF PATRICIA GILBERT

345 BEATTY LANE, RICHMOND, VT

24-232  
PROJECT NUMBER



PLAN STATUS	
DATE	DESCRIPTION
6/18/25	REVISED BLDG ENVELOPE
9/16/25	REVISED WELL, SEPTIC AND PUMP STATION LOCATION

DJG DESIGN	DJG DRAWN	DJG CHKD
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SCALE 1" = 60'  
DATE: 11/21/2025

C2-00