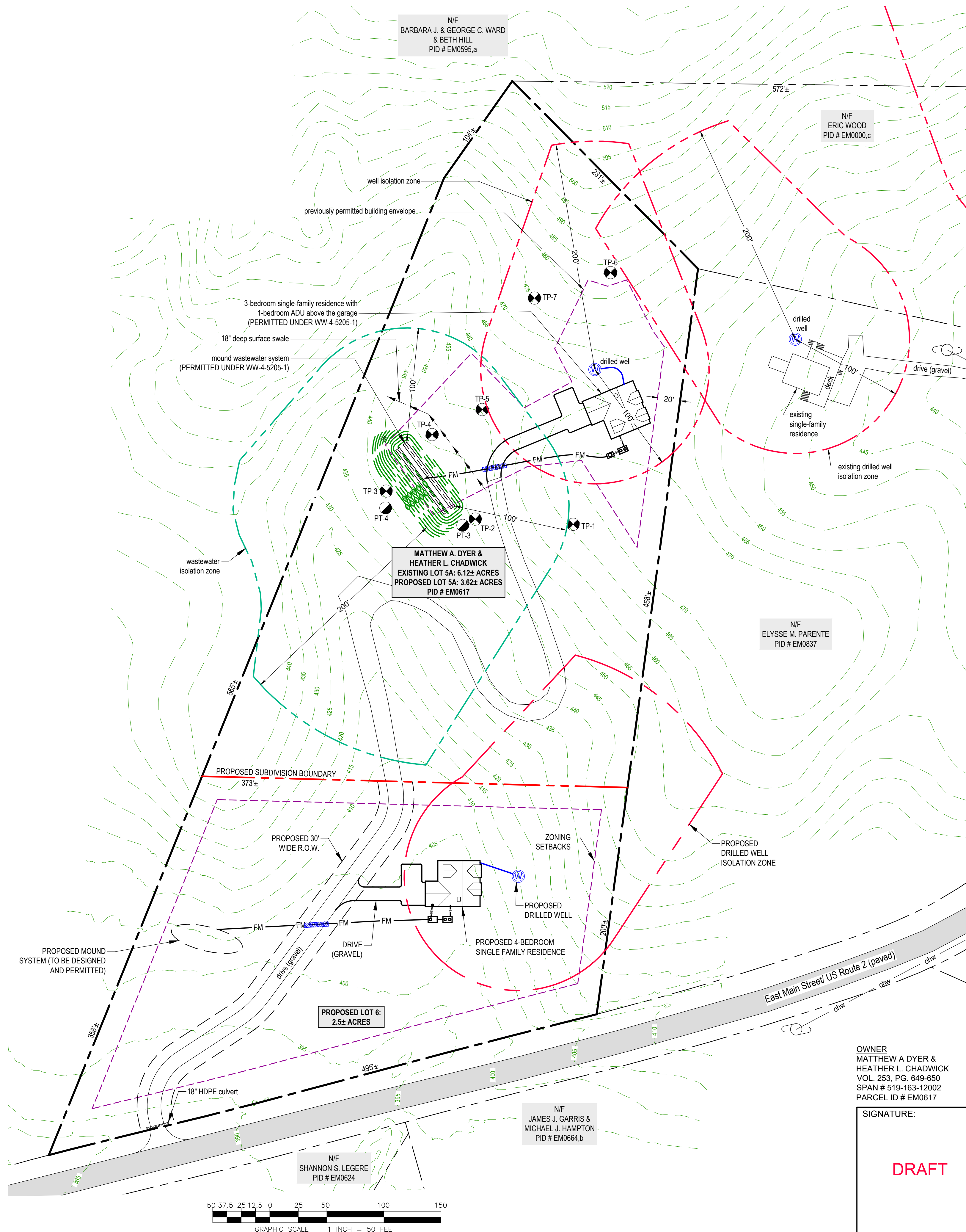




Project Location Map

Not to Scale



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

LEGEND

- | | |
|--|---|
| | BOUNDARY LINE/ R.O.W. (EXISTING) |
| | BOUNDARY LINE/ R.O.W. (PROPOSED) |
| | BOUNDARY LINE/ R.O.W. (ABUTTING) |
| | SIDELINE OF EASEMENT |
| | EDGE OF ROAD/DRIVE (SURFACE NOTED) |
| | 2-FOOT LIDAR CONTOUR
(OBTAINED FROM VCOI DATABASE) |
| | 1-FOOT GROUND SURVEY CONTOUR |
| | FINISH GRADE |
| | BUILDING ENVELOPE |
| | GRAVITY SEWER (PROPOSED) |
| | FORCE MAIN |
| | 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER
LINE (UNLESS OTHERWISE NOTED) |
| | WELL ISOLATION |
| | WASTEWATER ISOLATION |
| | SILT FENCE |
| | LIMITS OF DISTURBANCE |
| | UNDERGROUND ELECTRICAL CONDUIT |
| | UTILITY POLE/ OVERHEAD WIRES |
| | SURVEY TRAVERSE STATION |
| | TEMPORARY BENCHMARK
(TYPE AND ELEVATION NOTED) |
| | TEST PIT (TP-01) |
| | SOIL BORING (SB-01) |
| | PERCOLATION TEST (PT-01) |
| | DRILLED WELL (UNLESS OTHERWISE NOTED) |
| | STONE CHECK DAM |

PROJECT NOTES:

1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "PLAT OF 5-LOT SUBDIVISION, DETAIL PLAN, ANDREWS FARM, 1149 EAST MAIN STREET, RICHMOND, VERMONT" BY TYPON PROFESSIONAL LAND SURVEYORS, PC, DATED 1/13/12 AND LAST REVISED 5/2/13.

2. THIS IS A SKETCH PLAN ONLY AND IS SUBJECT TO CHANGE UPON COMPLETION OF A BOUNDARY SURVEY.

3. THIS SKETCH PLAN IS BASED ON AVAILABLE ORTHOPHOTOS, TAX MAP BOUNDARIES, GROUND SURFACE CONTOURS, AND OTHER INFORMATION PROVIDED BY THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.

4. THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND/OR PERMITTING.

5. THE PROPOSED DRILLED WELL SITE SHOWN IS BASED ON THE REQUIRED ISOLATION DISTANCES TO THE PROPOSED WASTEWATER DISPOSAL SYSTEMS AND THE ASSOCIATED SYSTEM COMPONENTS. BARNARD & GERVAS, LLC MAKES NO WARRANTY REGARDING THE WELL YIELD OR WATER QUALITY RELATIVE TO THE DRILLED WELL LOCATION SHOWN HEREON.

6. 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.

7. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.

8. THIS SITE IS SUBJECT TO STATE OF VERMONT WASTEWATER & POTABLE WATER SUPPLY PERMIT #WW-4-5205 DATED APRIL 04, 2019.

OWNER
MATTHEW A DYER &
HEATHER L. CHADWICK
VOL. 253, PG. 649-650
SPAN # 519-163-12002
PARCEL ID # EM0617

SIGNATURE:

DRAFT

DATE	DESCRIPTION	BY
REVISIONS		
	BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting	
	167 Main Street, P.O. Box 620 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. 26300
TWO-LOT SUBDIVISION		DATE: 07-21-2026
MATTHEW A. DYER & HEATHER L. CHADWICK		SCALE: 1" = 50'
617 EAST MAIN STREET, RICHMOND, VERMONT		SURVEY: OTHERS
		DRAWN: SB, CS, JG
SKETCH PLAN		CHECKED: JSB
		DRAWING NO.
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
☒ PRELIMINARY DRAFT ☐ FINAL STATE REVIEW		
		SK-1 SHEET 1 OF 1

