



ZONING INFORMATION	
ZONING DISTRICT	
AGRICULTURAL/ RESIDENTIAL DISTRICT (AR)	
DIMENSIONAL REQUIREMENTS	
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.

- SURVEY REFERENCES:
1. "PLAT OF 5-LOT SUBDIVISION, OVERALL PLAN, ANDREWS FARM, 1149 EAST MAIN STREET, RICHMOND, VERMONT, SHEET 1 OF 2" DATED 1/13/12 BY CHRISTOPHER A. HAGGERTY AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE 133 MAP 6.
 2. "PLAT OF 5-LOT SUBDIVISION, OVERALL PLAN, ANDREWS FARM, 1149 EAST MAIN STREET, RICHMOND, VERMONT, SHEET 2 OF 2" DATED 1/13/12 BY CHRISTOPHER A. HAGGERTY AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE 134 MAP 1.
 3. "PLAT OF 2-LOT SUBDIVISION SHOWING LANDS OF ERIC & PATRICIA WOOD, 617 & 839 EAST MAIN STREET (US ROUTE 2), RICHMOND, VERMONT" DATED 4/10/2016 AND LAST REVISED 7/9/2019 BY CHRISTOPHER A. HAGGERTY AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE 154 MAP 3.
 4. "STATE OF VERMONT DEPARTMENT OF HIGHWAYS, INTERSTATE PROJECT IN THE TOWNS OF BOLTON-RICHMOND PLAN STA. 1428+00 TO 1444+00." PROJECT NO. I89-2 (8) SHEET 19 OF 118 DATED 10-61 BY WEBSTER MARTIN, INC. CONSULTING ENGINEERS AND RETRIEVED FROM THE VERMONT RIGHT OF WAY SPATIAL DATA HUB.

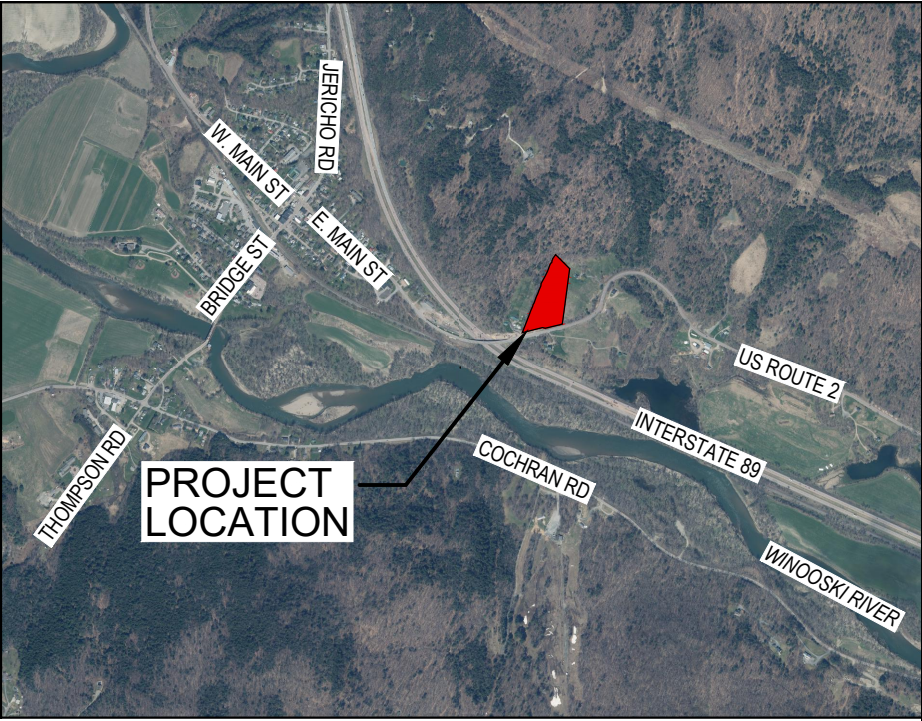
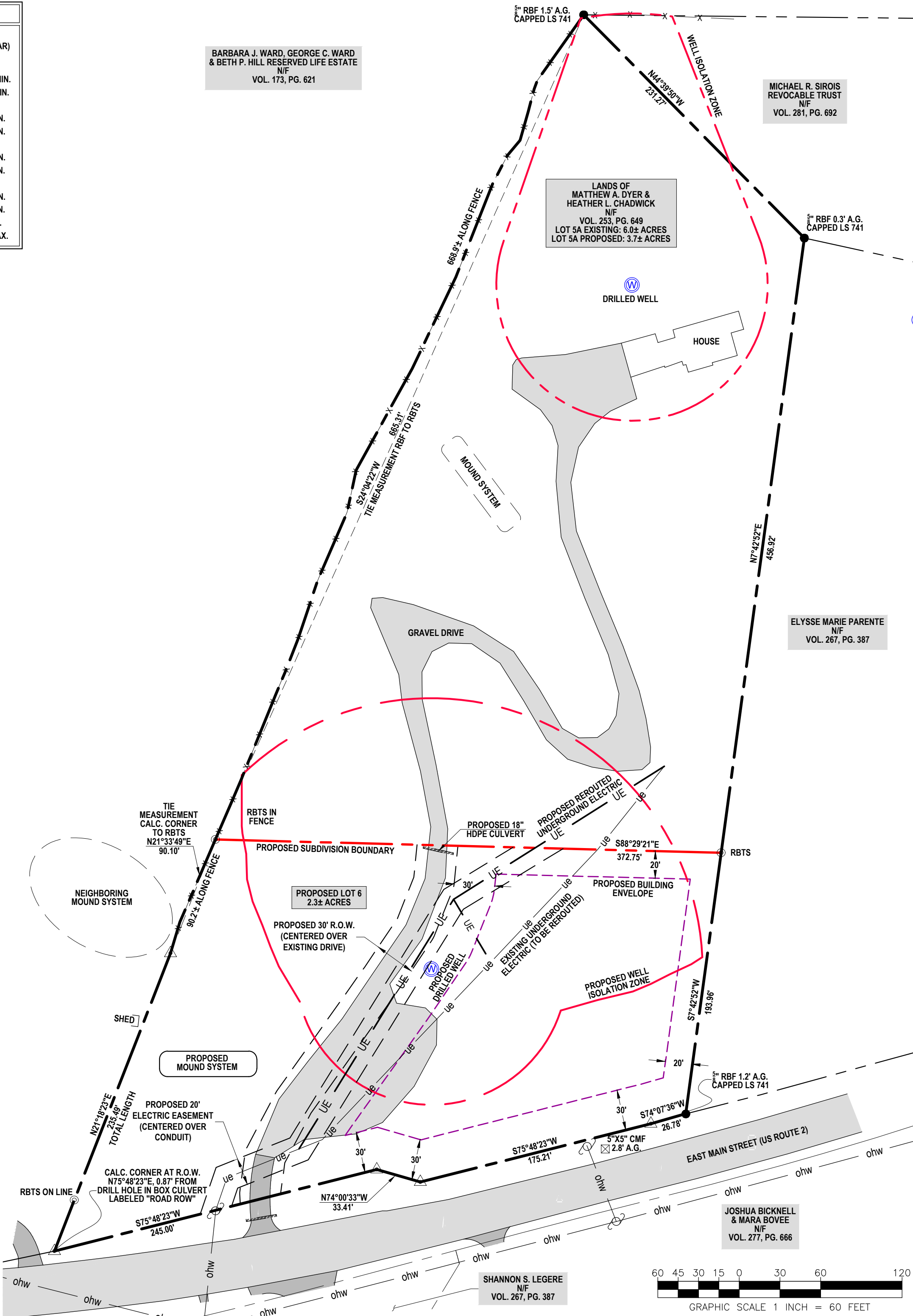
THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE _____ OF THE TOWN OF RICHMOND, VERMONT; THIS ____ DAY OF _____, 20____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS ____ DAY OF _____, 20____, BY _____, CHAIR

RECEIVED FOR RECORD IN THE TOWN OF RICHMOND

THIS IS A PRELIMINARY PLAN
AND SHOULD NOT BE
USED FOR CONVEYANCES

ATTEST _____ TOWN CLERK

LEGEND	
	PROJECT BOUNDARY LINES
	PROPOSED BOUNDARY LINES
	ABUTTING BOUNDARY LINES
	EXISTING EASEMENT / RIGHT OF WAY
	PROPOSED EASEMENT / RIGHT OF WAY
	PROPOSED BUILDING SETBACK LINES
	TIE LINE
	RBF
	CMF
	RBS
	CALCULATED CORNER
	ABOVE GRADE
	BELOW GRADE
	NOW OR FORMERLY
	UTILITY POLE & OVERHEAD WIRES
	BARBED WIRE FENCE



LOCATION PLAN
N.T.S.

- SURVEY NOTES:
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12i GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
 2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 3. A SURVEY WAS COMPLETED IN AUGUST 2026 USING A TRIMBLE R750, R12i & R780 BASE-ROVER CONFIGURATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 5. THE RIGHT OF WAY LIMITS FOR EAST MAIN STREET, US ROUTE 2, ALONG LANDS OF DYER & CHADWICK ARE BASED ON HIGHWAY VOLUME 2, PAGES 161 & 168-169 OF THE TOWN OF RICHMOND LAND RECORDS, SURVEY REFERENCES #3 & #4 LISTED HEREON, MONUMENTATION FOUND AND THE TRAVELED WAY.
 6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED A.W.W. VTLS 0132699 AND ALL MONUMENTATION FOUND IS AS NOTED.
 8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
 9. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
 10. THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS _____ DAY OF _____, 20____.

L.S. 0132699

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

DRAFT

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC		
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 05401 Telephone: (802) 482-2597
PROJECT NO. 26300		DATE: 08-31-2026
SCALE: 1" = 60'		SURVEY: AW, JG
DRAWN: AW, JG		CHECKED: AW
DRAWING NO. PL-1		SHEET 1 OF 1