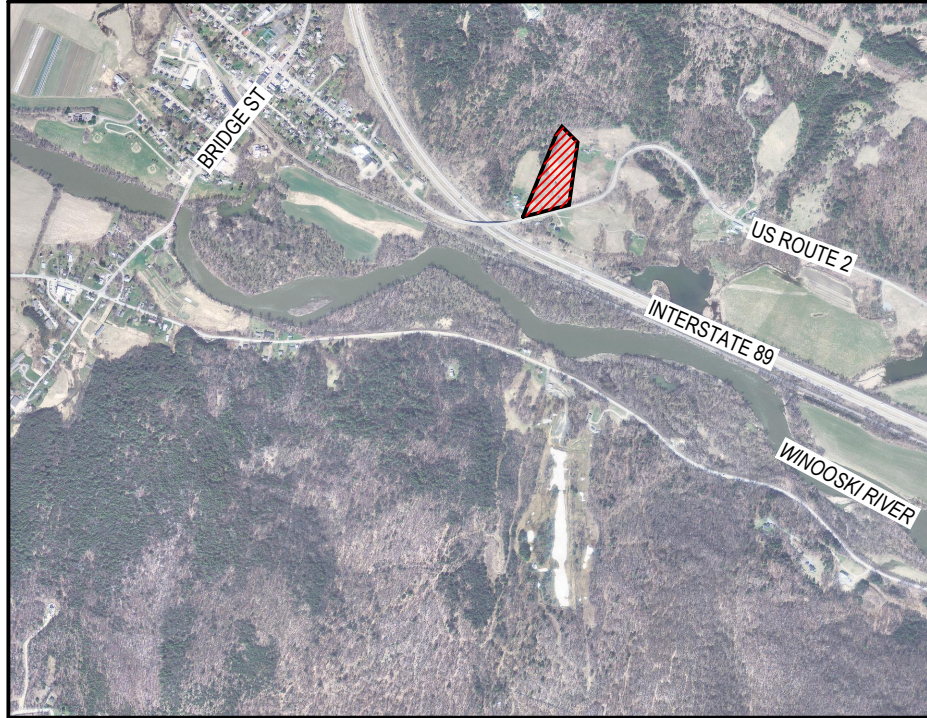
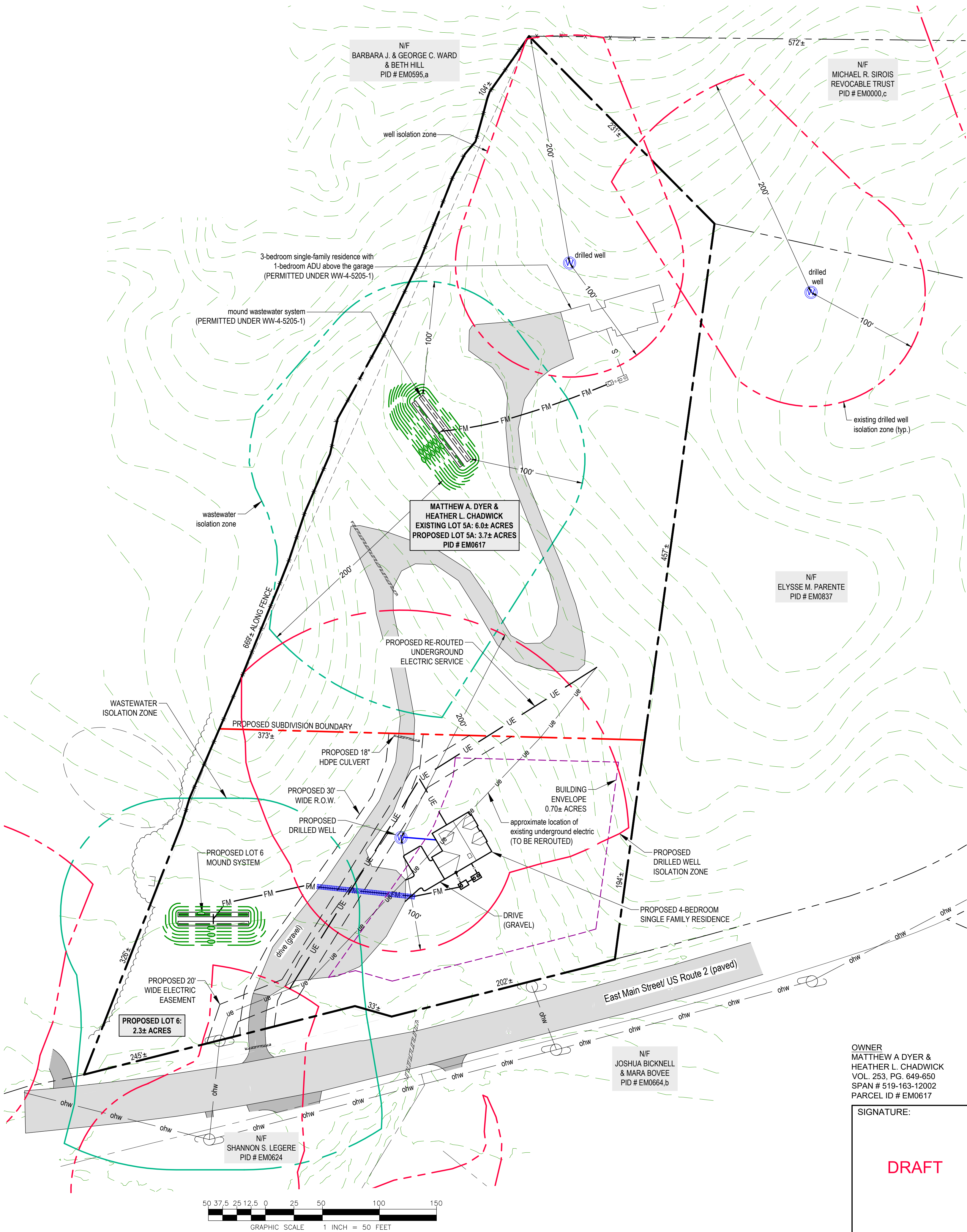




Project Location Map  
Not to Scale



| ZONING INFORMATION                                         |              |
|------------------------------------------------------------|--------------|
| ZONING DISTRICT<br>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.  |

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)
- 100 2-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
- 100 1-FOOT GROUND SURVEY CONTOUR
- 100 FINISH GRADE
- BUILDING ENVELOPE
- S S GRAVITY SEWER (PROPOSED)
- FM FM FORCE MAIN
- W W 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
- WELL ISOLATION
- WASTEWATER ISOLATION
- SF SILT FENCE
- LoD LIMITS OF DISTURBANCE
- UE UNDERGROUND ELECTRICAL CONDUIT
- ohw 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

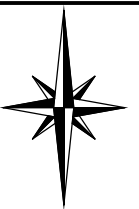
PROJECT NOTES:

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 RICHMOND TAX MAPS SHOWN ON THE AGENCY OF NATURAL RESOURCES (ANR) ENVIRONMENTAL INTEREST LOCATOR, EVIDENCE FOUND DURING THE AUGUST 2026 TOPOGRAPHIC SURVEY, AND A PLAN ENTITLED "LANDS OF MATTHEW A. DYER & HEATHER L. CHADWICK, 617 EAST MAIN STREET, RICHMOND, VERMONT, TWO LOT SUBDIVISION PLAT" BY BARNARD AND GERVAIS, LLC, DATED 08-31-2026. NO WARRANTY IS MADE TO THE ACCURACY OF THE BOUNDARY LINES SHOWN HEREON.
2. THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN AUGUST 2026.
3. THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD88 (GEOID18) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12 GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
4. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
5. 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. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
6. THE LOT 6 WASTEWATER DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE NOVEMBER 6, 2023.
7. NO WETLANDS WERE SHOWN ON THE SUBJECT PARCEL ON THE "VERMONT NATURAL RESOURCES ATLAS". A WETLAND DELINEATION OF SAID PARCEL HAS BEEN CONDUCTED BY DEREK THIBODEAU OF BARNARD & GERVAIS, LLC IN AUGUST 2026 AND NO WETLANDS WERE FOUND.
8. BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
9. ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (VOSH) GUIDELINES FOR TRENCH EXCAVATIONS.
10. THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.
11. THIS SITE IS SUBJECT TO STATE OF VERMONT WASTEWATER & POTABLE WATER SUPPLY PERMIT #WW-4-5205-1 DATED NOVEMBER 17, 2021.

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                                                                                                                                                                                                                                                                                                                                                                                                             |             |                      |
| <div><div><b>BARNARD &amp; GERVAIS, LLC</b><br/>167 Main Street, P.O. Box 820<br/>Enosburg Falls, VT 05450<br/>Telephone: (802) 933-5168</div><div>Land Surveying<br/>Water &amp; Wastewater<br/>Environmental Consulting<br/>10523 VT Route 116, P.O. Box 133<br/>Hinesburg, VT 05461<br/>Telephone: (802) 482-2597</div></div> |             |                      |
| TWO-LOT SUBDIVISION<br><b>MATTHEW A. DYER &amp; HEATHER L. CHADWICK</b><br>617 EAST MAIN STREET, RICHMOND, VERMONT                                                                                                                                                                                                                                                                                                    |             | PROJECT NO.<br>26300 |
|                                                                                                                                                                                                                                                                                                                                                                                                                       |             | DATE:<br>07-21-2026  |
|                                                                                                                                                                                                                                                                                                                                                                                                                       |             | SCALE:<br>1" = 50'   |
|                                                                                                                                                                                                                                                                                                                                                                                                                       |             | SURVEY:<br>OTHERS    |
|                                                                                                                                                                                                                                                                                                                                                                                                                       |             | DRAWN:<br>SB, CS, JG |
| <b>MASTER DEVELOPMENT PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                        |             | CHECKED:<br>JSB      |
| THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:                                                                                                                                                                                                                                                                                                                                    |             | DRAWING NO.          |
| ■ PRELIMINARY DRAFT ■ FINAL STATE REVIEW                                                                                                                                                                                                                                                                                                                                                                              |             | <b>S-1</b>           |
|                                                                                                                                                                                                                                                                                                                                                                                                                       |             | SHEET 1 OF 3         |