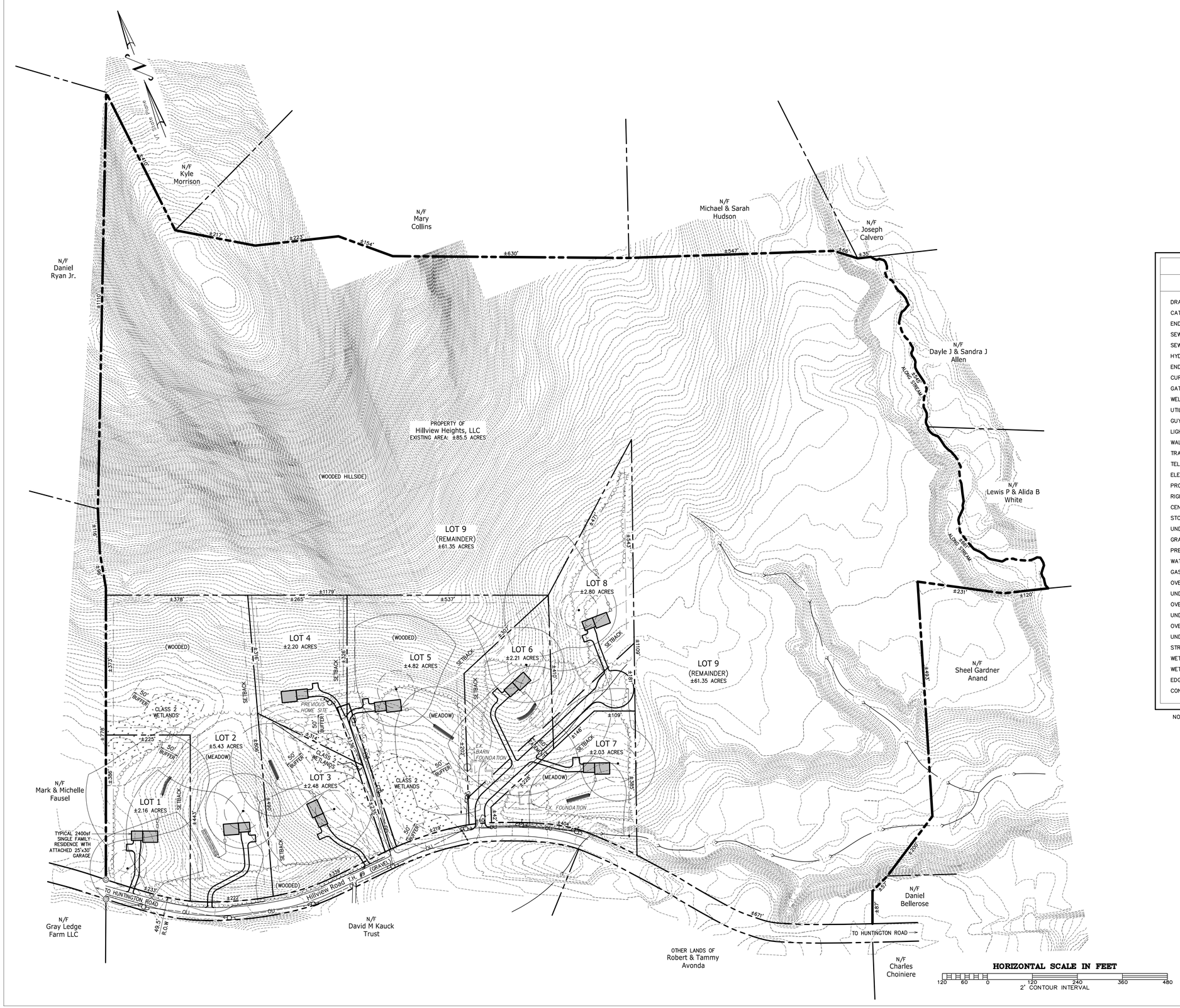
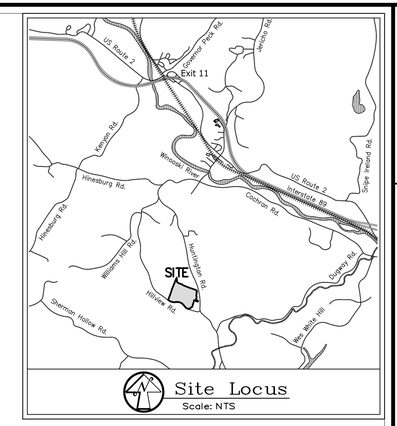


Sketch Plan



LEGEND

	EXISTING	PROPOSED
DRAINAGE MANHOLE	D	D
CATCH BASIN		
END SECTION		
SEWER MANHOLE	S	S
SEWER CLEANOUT		
HYDRANT		
END CAP		
CURB STOP		
GATE VALVE	W	W
WELL	W	W
UTILITY POLE		
GUY WIRE		
LIGHT POLE		
WALL PACK LIGHT		
TRANSFORMER BOX		
TELEPHONE BOX		
ELEVATION BENCHMARK		
PROPERTY LINE		
RIGHT-OF-WAY		
CENTERLINE OF ROAD		
STORMDRAIN	SD	
UNDERDRAIN	UD	UD
GRAVITY SANITARY SEWER	SS	SS
PRESSURE SANITARY SEWER	PS	PS
WATER MAIN/SERVICE	W	W
GAS MAIN/SERVICE	G	G
OVERHEAD UTILITY	OU	OU
UNDERGROUND UTILITY	UU	UU
OVERHEAD ELECTRICAL	OE	OE
UNDERGROUND ELECTRICAL	UE	UE
OVERHEAD TELEPHONE	OT	OT
UNDERGROUND TELEPHONE	UT	UT
STREAM/DRAINAGE SWALE		
WETLAND DELINEATION		
WETLAND BUFFER		
EDGE OF WOODS		
CONTOURS	450	450

NOTE: LEGEND MAY INCLUDE SYMBOLS AND LINES NOT RELEVANT TO THIS PROJECT

TOWN OF RICHMOND ZONING DATA

ZONING DISTRICT: Agricultural/Residential (AR)
ZONING OVERLAY: Special Flood Hazard Area (SFHA)
EXISTING LAND USE: Residential and Agricultural
PROPOSED LAND USE : Residential

	Requirements	Proposed
Min. Lot Area	1 acre	>1.40 acres
Min. Lot Width	50 FT	>100 FT
Front Yard Setback	35 FT	>50 FT
Side Yard Setback	20 ft	>50 FT
Rear Yard Setback	20 ft	>50 FT
Max. Lot Coverage	30%	<20%
Max. Building Height	35 ft	<35 FT

Source: Town of Richmond Land Development Regulations, 2020

PROJECT: 20029
DATE: Jan. 14, 2021
DESIGN: PHC
DRAWN: RHW
CHECKED: PHC
APPROVED: PHC

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St. Albans, Vermont 05478

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Overall Site Plan

Hillview Heights, LLC
South Burlington, VT
Hillview Road Subdivision
Hillview Road
Richmond, VT

CIVIL

C-1

SHEET C-1 OF 1

Q:\2020 Drawings\20029 - Bob Avonda, Richmond\Current\C-1 Overall Site Plan.dwg Plotted: 1/15/2021 11:18:07 AM