

- NOTES**
- This plan is not intended to be a boundary survey. Property lines are based on tax map information from the Town of Richmond.
 - The Contractor shall be responsible for reaping all disturbed areas back to original condition, including but not limited to cutting, sidewalks, road, parking areas, landscaping, site lighting, electrical, and etc. All asphalt shall be swept prior to paving.
 - All stumps, rock, and other non-approved bench back material discovered during construction in the exclusive property of the Contractor shall be removed from the property and disposed of in a State approved disposal location. All existing soils tested for all applicable sections of VTTRANS specifications Section 203-Excavation & Embankments. Any soil tested to establish subgrade under roads and applicable concrete sidewalks shall pass a subgrade proof roll with a loaded tandem. Reused soils that do not pass a subgrade proof roll shall be removed and replaced at the Contractor's expense.
 - All paving, slope, profile, and connection leading expenses shall be paid by Owner. Testing coordination, all other required testing, and expenses for failed tests shall be the Contractor's responsibility.
 - The Contractor shall contact the local power company and Vermont Gas Systems prior to any work in the vicinity of the respective utilities.
 - Contractor shall be responsible for all "as-built" measurement and drafting requirements as outlined on the Detail Sheets. All trench excavations shall remain open until all as-built survey shots have been taken.
 - Contractor shall be responsible for importing topsoil as required to complete the project. Construction Stabilization Plan for additional soil preparation requirements.
 - Temporary groundwater and stormwater by-pass pumping and/or diversion is the responsibility of the Contractor. The Contractor is responsible for providing all necessary pumps and equipment to perform the work. Overnight pumping is not allowed.
 - Removal of all erosion control matting and silt protection is the responsibility of the Contractor.
 - Electrical and communication lines on this plan are shown for illustrative/coordination purposes only. Refer to Electrical plans and specifications for design.
 - Site connection for installing and testing the new waterline to the parking lot foot of building.
 - Contractor shall be responsible for obtaining a Right of Way construction permit from the Town of Richmond prior to beginning construction in the right of way.

ZONING DATA

Zone: Village Downtown District (VD)
 Existing Land Use: Mixed Use Commercial/Residential
 Proposed Land Use: Mixed Use Commercial/Residential

Requirements	Provided
Min Lot Area	0.27 Acres
Min Lot Frontage	50 ft
Front Yard Setback	0 ft
Side Yard Setback	0 ft
Building Height	35 ft
Max 1st Floorings	80%

Lot Coverage
 * 5 ft setback required for structures on district boundaries
 Source: May 21, 2022 Update of Town of Richmond Zoning Regulations

PLANNING & ZONING INFORMATION

NEW CHAIN-LINK FENCE	NEW CONCRETE WALL
NEW UNDERGROUND POWER	NEW CONCRETE WALK
NEW WATER LINE/SHUT/OFF/VALVE	NEW ASPHALT & SUBBASE
NEW LIGHT POLE AND BASE	NEW BUILDING
FINISH GRADE SPOT ELEVATION	NEW ASPHALT & SUBBASE
FINISH GRADE FLOW DIRECTION	NEW CHAIN-LINK FENCE
FINISH GRADE CONTOUR LINES (5 FOOT INTERVALS)	NEW WATER LINE/SHUT/OFF/VALVE
FINISH GRADE CONTOUR LINES (1 FOOT INTERVALS)	NEW UNDERGROUND POWER
PRECONSTRUCTION EXCAVATION	PROPOSED GAS LINE/VALVE



C-1.0
 Drawing No.

Overall Site Plan
 Drawing Title

Revisions

No. Date	Description

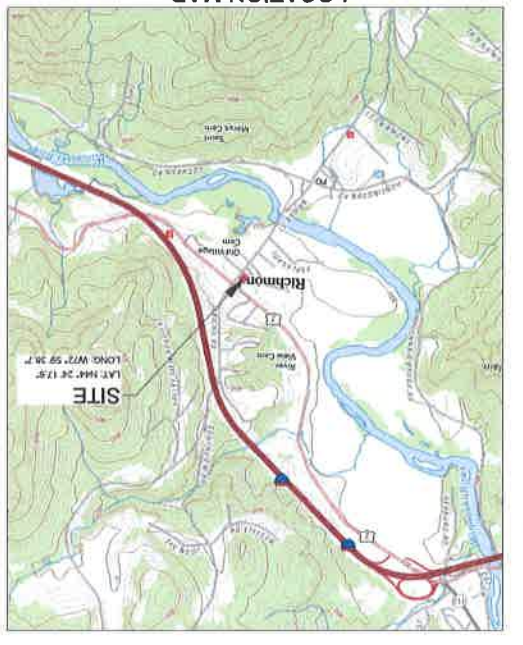
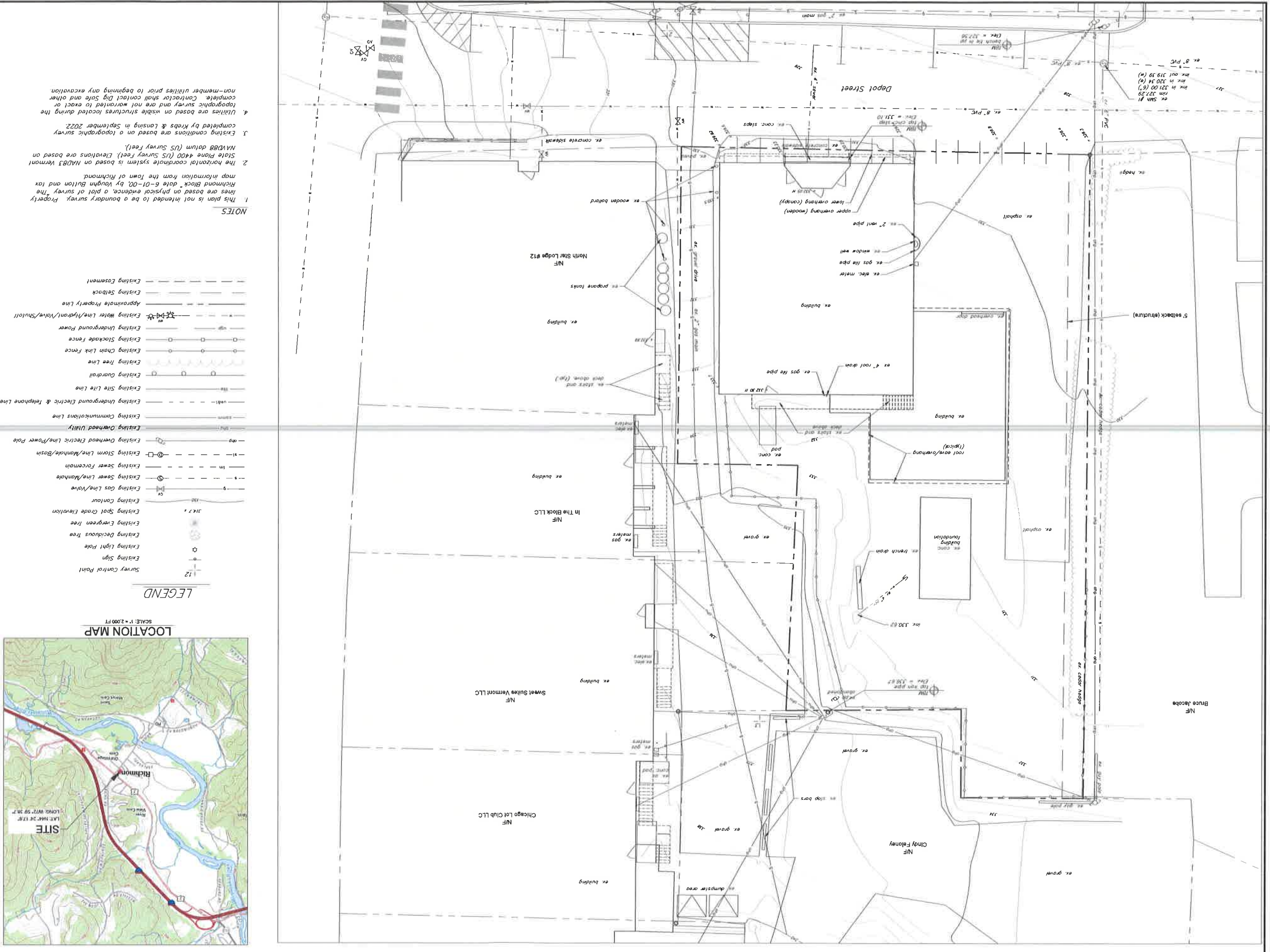
Checked by: TJS
Drawn by: TJS
Scale: 1" = 10'
Project No.: 22288
Richmond, Vermont

Project: 22 Depot Street Mixed Use Addition

Bar Scale 1" = 10'

STAMP:

KREBS & LANSING CONSULTING ENGINEERS
 194 Main Street, Suite 201
 Colchester, Vermont 05440 P: (802) 878-0375
 www.krebsandlansing.com



SCALE: 1" = 2,000 FT
LOCATION MAP

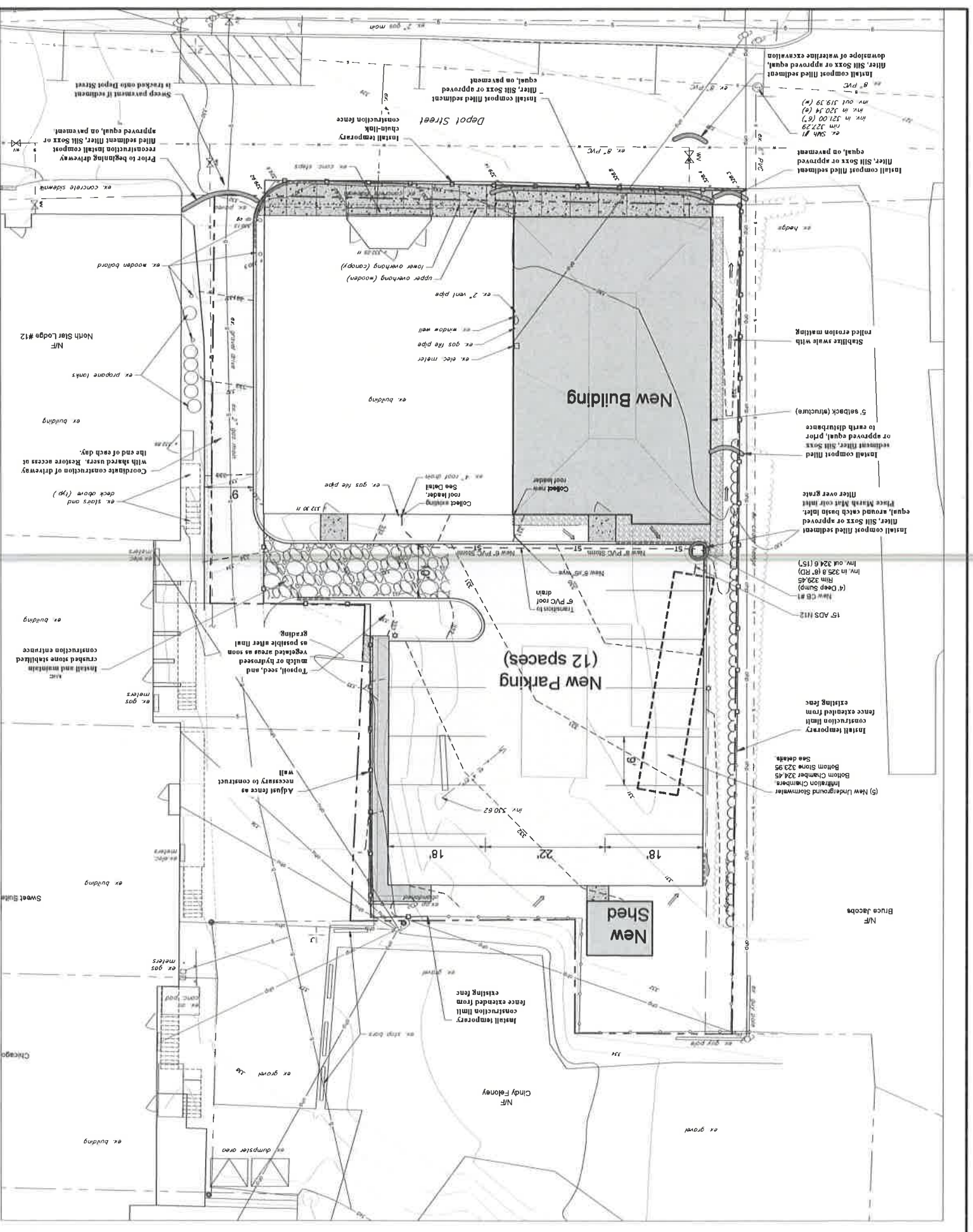
LEGEND

12	Survey Control Point
□	Existing Sign
○	Existing Light Pole
○	Existing Deciduous Tree
○	Existing Evergreen Tree
○	Existing Spot Grade Elevation
○	Existing Contour
○	Existing Gas Line/Valve
○	Existing Sewer Line/Manhole
○	Existing Storm Line/Manhole/Basin
○	Existing Sewer Forcemain
○	Existing Overhead Electric Line/Power Pole
○	Existing Overhead Utility
○	Existing Communications Line
○	Existing Underground Electric & Telephone Line
○	Existing Site Line
○	Existing Guardrail
○	Existing Tree Line
○	Existing Chain Link Fence
○	Existing Stockade Fence
○	Existing Underground Power
○	Existing Water Line/Hydrant/Valve/Shutoff
○	Approximate Property Line
○	Existing Setback
○	Existing Easement

NOTES

- This plan is not intended to be a boundary survey. Property lines are based on physical evidence, a plot of survey, the Richmond Block, date 6-01-00, by Vaughn Bullon and tax map information from the Town of Richmond.
- The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD83 datum (US Survey Feet).
- Existing conditions are based on a topographic survey completed by Krebs & Lansing in September 2022.
- Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.

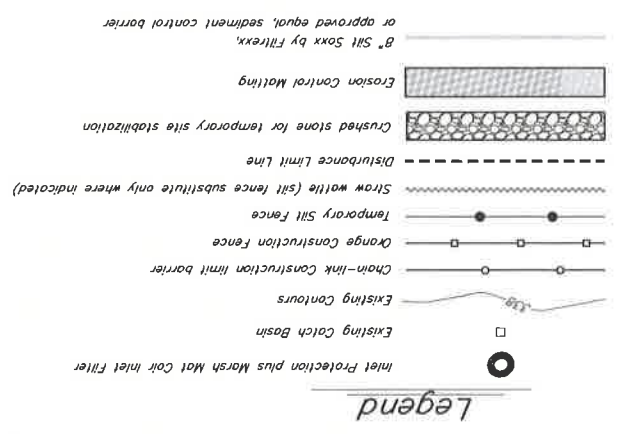
C-2.0	
Drawing No.	
Overall Existing Conditions Plan	
Drawing Title	
Revisions	No. Date Description
Date	Checked by
Scale	Drawn by
Project No.	Scale
22 Depot Street Mixed Use Addition	
Richmond, Vermont	
Project:	
Bar Scale 1" = 10'	
North Arrow	
STAMP:	
164 Main Street, Suite 201 Colchester, Vermont 05446 P: (802) 878-0075 www.krebsandlansing.com	



Erosion Prevention and Sediment Control Notes

1. Contractor shall be responsible for complying with all State and local erosion prevention and sediment control standards and permit requirements during construction.
2. The limit of disturbance shall be clearly defined by Contractor's surveys prior to clearing. Cleaning and grubbing materials shall be removed from the site. The Contractor shall minimize the amount of disturbed land at all any time.
3. The erosion prevention and sediment control practices shown on these plans are the minimum required for the project. The Contractor shall employ and maintain as many best management practices as necessary to prevent soil from leaving the construction site. If evidence is found of sediment tracking or eroded soil leaving the construction site, the Engineer may direct the Contractor to implement additional best management practices at no additional cost to Owner.
4. All areas of disturbance shall be permanently or temporarily stabilized as soon as possible and within 48 hours unless the following exceptions apply. Stabilization shall be at least temporarily stabilized daily during construction of final grading. All areas of disturbance shall be permanently or temporarily stabilized as soon as possible and within 48 hours unless the following exceptions apply. Stabilization is not required if the work is occurring in the next 24 hours or a precipitation forecast in the next 24 hours.
 - a. Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 ft. or greater (e.g. house foundation excavation, utility trenches). Stabilization measures shall include mulch and netting, erosion control matting, crushed stone, gravel, or pavement.
 - b. Mulching - Straw or hay applied at 2 tons per acre. Approximately 2" uniform thickness. Only allowed on areas specifically indicated on the plans acceptable methods of stabilization shall include:
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 - Mulching - Straw or hay applied at 2 tons per acre. Approximately 2" uniform thickness. Only allowed on areas specifically indicated on the plans acceptable methods of stabilization shall include:
5. Unless specifically indicated on the plans acceptable methods of stabilization shall include:
 - Mulching - Straw or hay applied at 2 tons per acre. Approximately 2" uniform thickness. Only allowed on areas specifically indicated on the plans acceptable methods of stabilization shall include:
 - Mulching - Straw or hay applied at 2 tons per acre. Approximately 2" uniform thickness. Only allowed on areas specifically indicated on the plans acceptable methods of stabilization shall include:

6. The erosion prevention and sediment control practices shown on these plans are the minimum required for the project. The Contractor shall employ and maintain as many best management practices as necessary to prevent soil from leaving the construction site. If evidence is found of sediment tracking or eroded soil leaving the construction site, the Engineer may direct the Contractor to implement additional best management practices at no additional cost to Owner.
7. The Contractor shall use water for dust control.
8. The Contractor shall provide inlet protection around all catch basins (existing or new) that collect construction site stormwater runoff. At a minimum, Marshfield, or approved equal, catch basins shall be installed over all catch basins. Additional inlet protection shall be installed on the plans or as warranted during construction. Inlet protection must be maintained until final stabilization has been reached.
9. A stabilized construction entrance (See Detail) shall be installed and maintained at all construction access locations if construction vehicles travel off the existing work area. Contractor shall be responsible for providing and maintaining sufficient stone to prevent rutting and sediment tracking.
10. Any paved roads used by construction vehicles shall be swept daily, or at a greater frequency, if dirt or gravel is tracked from the site. The swept debris shall be immediately removed from face of curb if applicable.
11. All temporary erosion and sediment control measures shall be removed within 30 days after final stabilization or after the measures are no longer needed, unless otherwise authorized.
12. All sediment removed from sediment control practices shall be placed in an approved soil disposal area.
13. All areas that do not have established vegetation by October 15th must be stabilized in accordance with the Water Stabilization requirements outlined in the Low Risk Site Handbook. See Details.
14. Weed growth is not considered acceptable vegetative growth.
15. After permanent seeding the Contractor shall be responsible for watering to ensure adequate vegetative growth.
16. The location of temporary construction fencing and the temporary access shown on the plan are for schematic purposes only. The Contractor shall be responsible for providing all necessary temporary construction fencing, temporary roads, staging areas, etc., necessary to complete the work.
17. Water from dewatering activities that flows off site must be clear, turbid, or visibly discolored water must not be pumped into storm sewers.

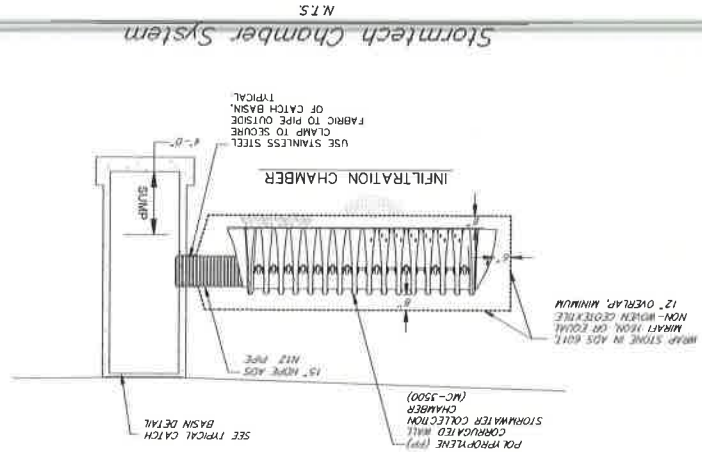
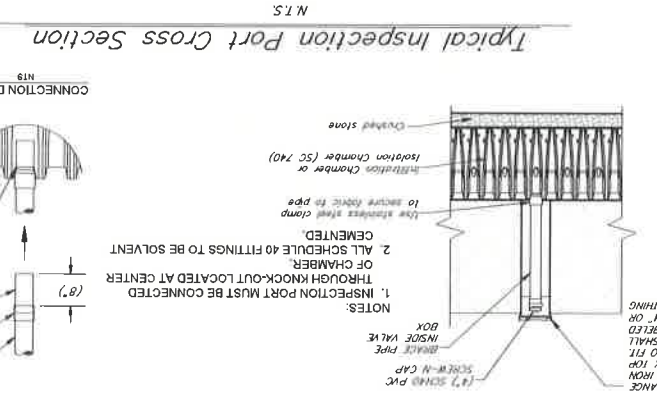


Project No.	Scale	Drawn by	Checked by	Date
22210	1" = 10'	TR	04/27/23	

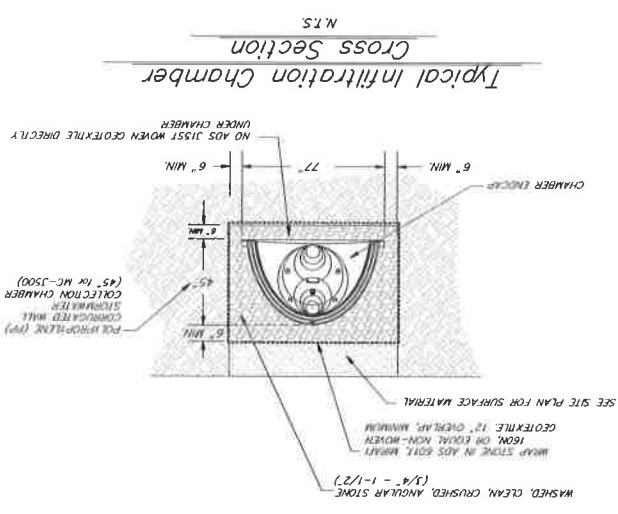
Revisions	No. Date	Description

C-3.0
Drawing Title Erosion Prevention & Sediment Control Plan
Drawing No. 22210
Project: 22 Depot Street Mixed Use Addition
Richmond, Vermont
Project No. 22210
Scale 1" = 10'
Drawn by TR
Checked by 04/27/23
Date
Revisions
Description
No. Date
Project No. 22210
Scale 1" = 10'
Drawn by TR
Checked by 04/27/23
Date
Revisions
Description
No. Date

One inspection port shall be installed on the first pre-treatment isolation chamber after the catch basin



Infiltration System Construction Notes:
All upstream/slope construction shall be complete and stabilized prior to allowing runoff to enter any infiltration systems. "Stabilized" shall mean paved surfaces, washed crushed stone, or vegetated areas that have established a dense and vigorous vegetative cover.



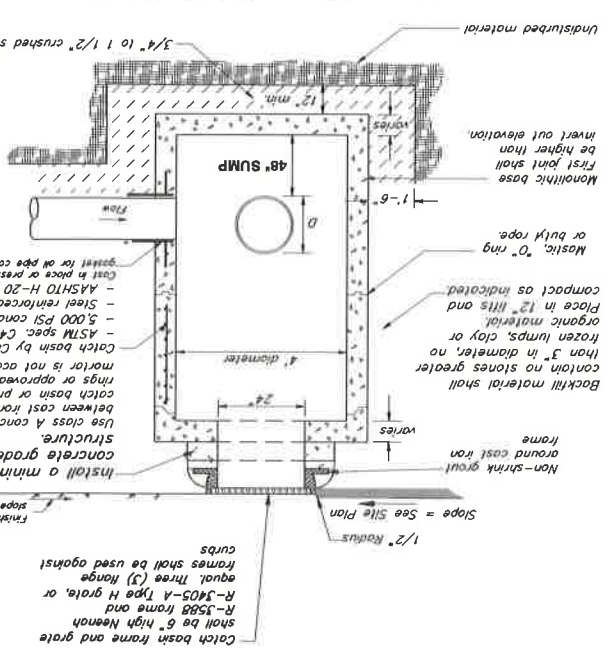
Construction Stakeout Notes

- The Contractor shall be responsible for using proper survey equipment and having properly trained personnel to use this information. Any Contractor that does not have proper equipment or personnel shall subcontract the work to a competent consultant.
- The horizontal control datum may be based on a coordinate system that is unique for this project. Project north may not refer to astronomic or magnetic north.
- The Contractor shall check the integrity of survey control points by occupying a control point checking distance to back sight and checking distance and angle to another control point prior to any construction stakeout. The contractor shall not proceed with stakeout if either measured distances or angles do not match calculated values.
- Graphic images of infrastructure in the AutoCAD drawing may not be in an accurate representation of its size. It is the Contractor's responsibility to verify size and shape of all items to be staked out.
- After completion of radial stakeout with the survey front, the Contractor shall check each stakeout point as necessary to verify the horizontal and vertical position of the point and that it is correct in relationship to the rest of the project.
- The Contractor shall complete all construction stakeout to an accuracy of 0.1 feet (excluding building stakeout).

At the completion of the project the Contractor shall be responsible for providing the Owner with a complete Utility Record Drawing in AutoCAD and PDF format. The Record Drawing shall meet the specifications below.

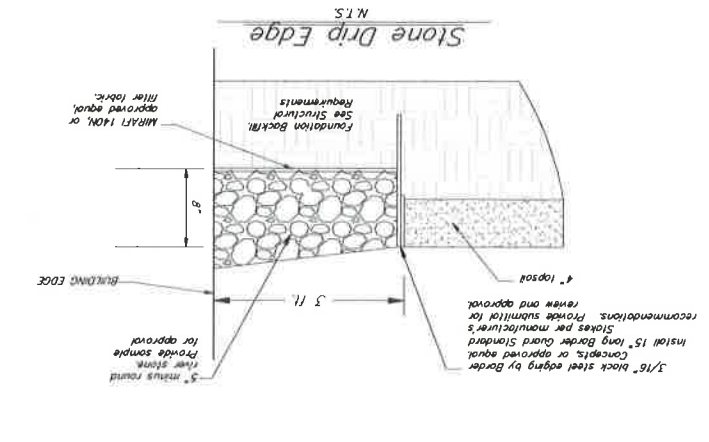
- Utility**
- All pipe sizes and types shall be provided.
 - Cleanouts and fittings (wye, reducers, etc.) shall be horizontally located with three (3) swing ties and the top of pipe elevation shall be provided accurate to 0.1 ft.
 - All bends, fittings, caps, connections, etc. shall be horizontally located with three (3) swing ties and the top of pipe elevation shall be provided accurate to 0.1 ft.
 - Open trench invert shall be provided at the beginning with a horizontal measurement from a building corner.
- Electric**
- Horizontal alignment shall be accurately sketched on a Site Plan.
 - The Site Plan shall be specific to electric and communication utilities only.
 - Trench x-section (number and type conduit, encasement detail, conduit length, run direction) shall be provided for each run of conduit.
 - If the cross-section changes and run the location of the change must be indicated with a new cross-section detail.
- VT Gas**
- Contractor shall be responsible for providing Owner with a complete "mark-up" plan showing the layout of VT Gas piping.
- Site Lighting**
- Contractor shall be responsible for providing the Owner a complete "mark-up" plan showing the layout of the site lighting conduit from light pole to light pole.
- Other**
- Contractor shall be responsible for locating and identifying all existing utilities that are exposed in the process of installing new utilities.
- Swing ties may be substituted with survey shots taken with survey equipment able to locate infrastructure with a horizontal accuracy of 1 ft and a vertical accuracy of 0.1 ft.

AS-BUILT (RECORD) DRAWINGS FOR SITE UTILITIES



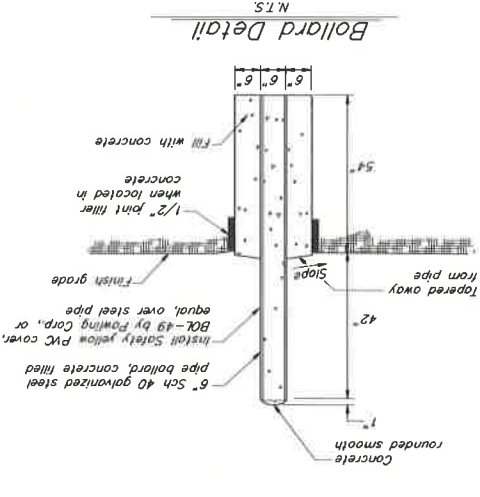
Construction Notes

- The methods and materials of construction shall conform to the latest standards of the Municipality and the State of Vermont. All work shall be in conformance with all permits and approvals issued for the project. In case of conflict, the more stringent specification shall apply.
- Contractor shall be responsible for all work and materials shown and required to make the job complete. These drawings do not show every fitting or opportunity. Materials shall be as specified on the drawings. Manufacturer's product specifications shall be submitted for all materials to the Engineer for approval prior to installation.
- The location and size of existing underground utilities is not warranted to be exact or complete. The Contractor shall identify and mark all utilities and shall contact the affected utility company. The Engineer and the Municipality prior to making any hook ups. The Contractor shall be solely responsible for all existing utilities and their uninterrupted services. The contractor shall contact Dig Safe and other non-member utilities prior to any excavation.
- All off-site backfill, sheeling and shoring, dewatering, clearing and grubbing, erosion control, dust control, traffic control, grading, and oil incising shall be included as part of the required work.
- Repair of all disturbed areas, seeding, mulching, repair of roots and curbs, paving, and other incidents are included as part of the required work. All disturbed areas shall be loamed and mulched until permanent ground cover is established.
- The Contractor shall be responsible for all construction layout and shall verify all horizontal control and temporary bench marks before use.
- The workers and public shall be protected by the Contractor from any and all hazards connected with the construction work. Open trenches, materials, or equipment within the working limits are to be guarded by the use of adequate barricades or flags. All barricades left in position overnight are to be properly lighted. Reverse-pole one not acceptable. When work narrows the usable pavement, flaggers shall be employed to aid the flow of traffic so that there will be no interference to the safety of all workers and the general public and all damages to property occurring from or upon the work occasioned by negligence or shall be held responsible for the safety of all workers and the general public.
- The Contractor shall be held responsible for any damages to property occurring from or upon the work occasioned by negligence or shall be held responsible for the safety of all workers and the general public and all damages to property occurring from or upon the work occasioned by negligence or shall be held responsible for the safety of all workers and the general public.
- The Contractor shall be held responsible for any damages to property occurring from or upon the work occasioned by negligence or shall be held responsible for the safety of all workers and the general public.



Construction Notes

- Slope stability upon unstabilized soil conditions. If during construction saturated soils are encountered, contact the Engineer immediately.
- Sediment control sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
- Contractor shall comply with all permits and approvals issued for this project.
- Existing plantings are located in general areas as shown on the plans. Contractor shall protect plantings scheduled to remain so as not to damage these or their root systems.
- The Contractor shall remove all existing pavement to be removed. The Contractor shall minimize restoration necessary to complete the work.
- The Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
- Slope stability upon unstabilized soil conditions. If during construction saturated soils are encountered, contact the Engineer immediately.



STAMP:

Project: 22 Depot Street Mixed Use Addition
Location: Richmond, Vermont

Project No.	22288
Scale	1" = 10'
Drawn by	TJB
Checked by	
Date	04/21/2023
Revisions	
No. Date	
Description	

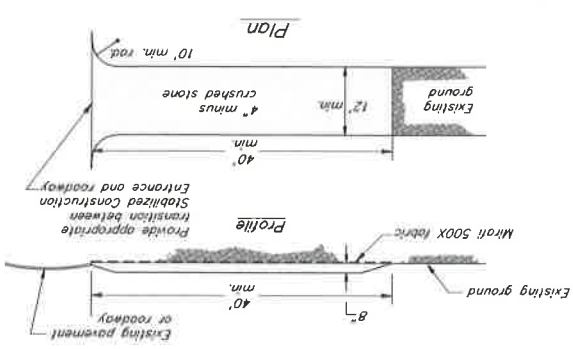
Drawing Title: Civil Details

Drawing No.: C-4.2

Temporary Stabilized Construction Entrance & Staging Areas

THIS DETAIL TO BE USED FOR ALL TEMPORARY STONE STABILIZATION AREAS IDENTIFIED ON THE PLANS

- Contractor shall be responsible for the installation, maintenance, and removal of a stabilized construction entrance for the project. The Construction Stabilized Entrance and its continued maintenance shall be a minimum measure to prevent tracking of sediment off-site.
- Contractor to use M700 500x under stone for temporary construction roads.
- Stabilized construction entrances shall be repaired when voids or 80% filled with sediment. Repair shall include adding additional 4" minus crushed stone and/or removal of contaminated stone.

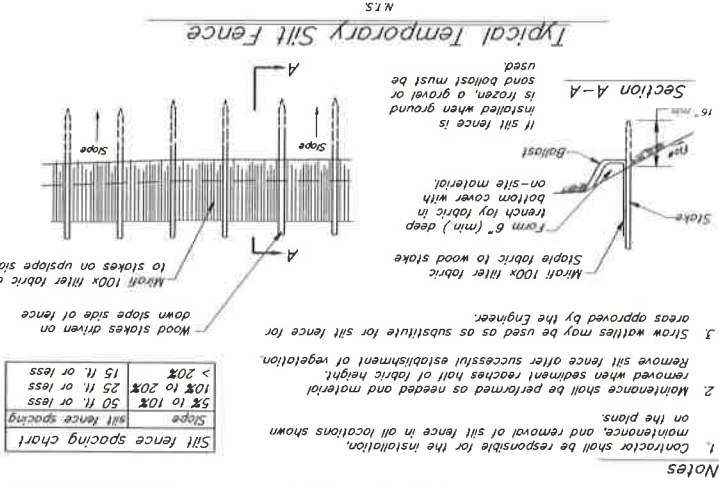


1. Areas having soil composition as a result of construction shall have any crushed stone removed and the subgrade shall be re-tilled prior to placing topsoil. Refer to the Post Construction Soil Depth and Quality Requirements.
2. If hand seeding, only straw mulch to be used and secured by netting either organic or inorganic. If inorganic is used, it must be removed before the first mowing.
3. Starter fertilizer shall be applied at the manufacturer's suggested rate at the time of seeding. Fertilizer application will not be allowed in sensitive areas and adjacent to drainage ways as determined by the Engineer.
4. Watering is to be done by the Contractor and to last for the duration of the warranty period to maintain proper growth. All apparatus necessary to apply the water must be furnished by the Contractor (i.e., hoses, sprinklers, etc.).
5. Staking of all topsoiled areas to control foot traffic will be required. Unless otherwise specified, acceptable staking materials will be grade stakes and twine or string with flagging attached for visibility.
6. A guardrail brought in from elsewhere is required in areas larger than 1 sq. ft. to be reduced.
7. The Contractor is responsible for the first mowing. After the first mowing, the Contractor and an Owner's Representative shall meet to inspect the vegetation establishment.
8. Contractor is responsible for all topsoil to complete the project as shown. If existing volume of topsoil is inadequate, the Contractor, at no cost to the Owner, shall purchase off-site approved topsoil as necessary.

SEEDING SPECIFICATIONS

SEED	% WEIGHT
PERENNIAL RYEGRASS	30%
KENTUCKY BLUEGRASS	30%
CREeping RED FESCUE	40%

PERMANENT SEED MIX SHALL BE USED AS EARLY AS PRACTICABLE BETWEEN 5/15 AND 9/15 AND SHALL MEET THE FOLLOWING CRITERIA:

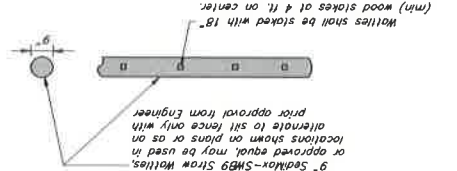


Silt fence spacing chart

Slope	Silt fence spacing
5% to 10%	50 ft. or less
10% to 20%	25 ft. or less
> 20%	15 ft. or less

- Notes
1. Contractor shall be responsible for the installation, maintenance, and removal of silt fence in all locations shown on the plans.
 2. Maintenance shall be performed as needed and material removed when sediment reaches half of fabric height.
 3. Remove silt fence after successful establishment of vegetation.
 4. Straw wattles may be used as substitute for silt fence for areas approved by the Engineer.

Typical Straw Wattle Sediment Control

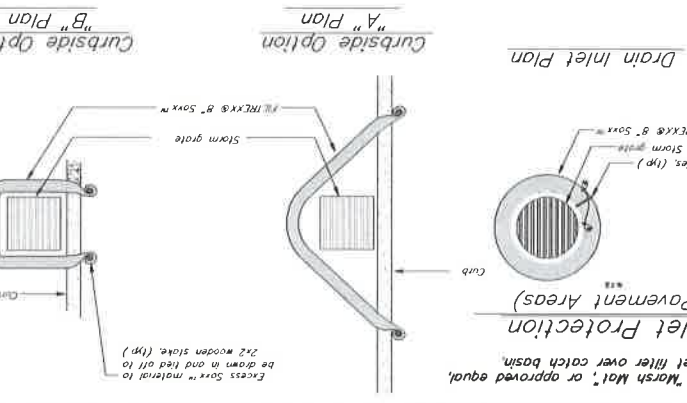
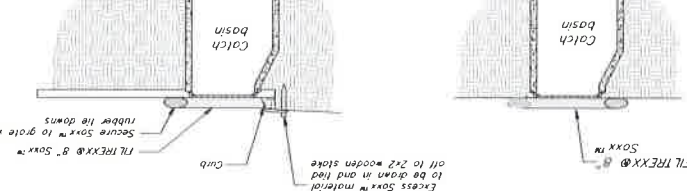
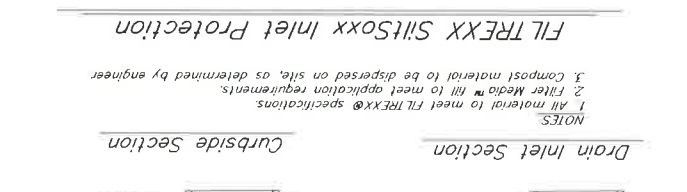
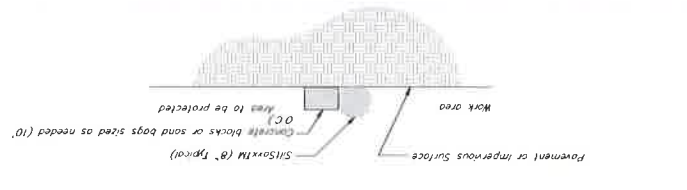
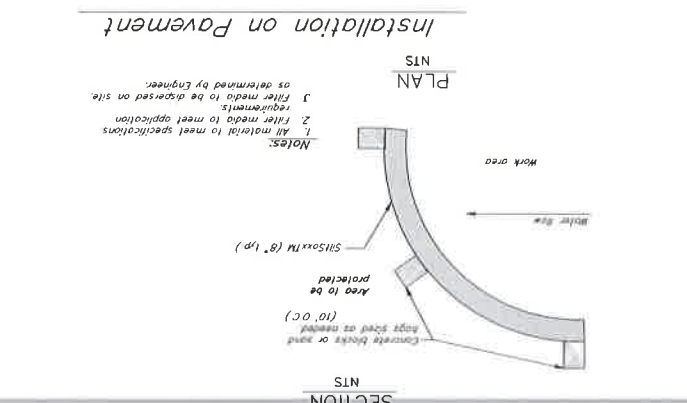
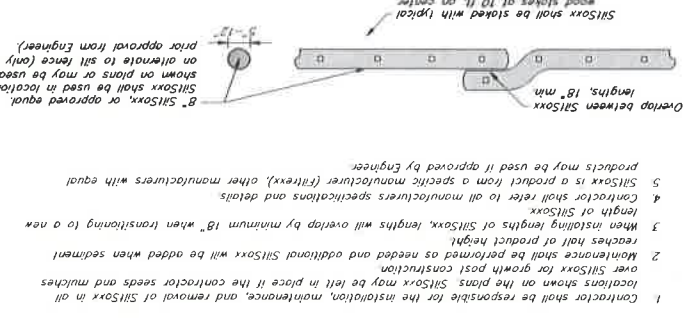


- GENERAL GRADING AND SITE WORK NOTES
1. ALL AREA DISTURBED AND ALL AREAS WITHIN THE CLEARING LIMITS SHALL BE GRADED AND COVERED WITH A MINIMUM OF 4" OF LOAM TOPSOIL. THE AREAS TO BE LOAMED SHALL BE FREE AND CLEAR OF ROOTS, WASTE MATERIAL AND OTHER DELETERIOUS MATERIAL. TOPSOIL SHALL BE SPREAD AND LIGHTLY COMPACTED TO A DEPTH OF 4". TOPSOIL SHALL BE APPROVED BY THE ENGINEER. ALL SIDE SLOPES ARE TO BE LOAMED.
 2. ALL TURF ESTABLISHMENT SHALL BE IN ACCORDANCE WITH SECTION 651 OF THE VT STANDARDS SPECIFICATIONS 2018 AND THE TOWNS SPECIFICATIONS. MULCHING SHALL FOLLOW SEEDING BY NO MORE THAN 24 HOURS.
 3. ALL CUT SLOPES SHALL BE NO STEEPER THAN 2:1 ON 1.0V. ALL FILL SLOPES SHALL BE NO STEEPER THAN 2:1 ON 1.0V.
 4. THE CONTRACTOR SHALL NOT DISTURB ANY GROUND BETWEEN OCTOBER 15TH BETWEEN APRIL 15TH WINTER MONTHS, UNLESS APPROVED BY THE ENGINEER.
 5. TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE ERECTED IN PHASES, BUT IN NO CASE ARE CONSTRUCTION THESE MEASURES MAY BE ERECTED IN PHASES, BUT IN NO CASE SHALL GRASS DISTURBANCE PREVENT CONTROL INSTALLATION. SPECIAL AREAS MAY BE DESIGNATED BY THE OWNER FOR PRESERVATION OF EXISTING TREES. THESE AREAS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE NO DAMAGE IS DONE TO DESIGNATED TREES.
 6. EXISTING PLANTING ARE LOCATED IN CENTRAL AREAS AS SHOWN ON THE PLAN. CONTRACTOR SHALL PROTECT PLANTINGS AS NOT TO DAMAGE THEM ON THEIR ROOT SYSTEMS.
 7. SLOPE STABILITY BASED UPON UNSATURATED SOIL CONDITIONS, IF DURING CONSTRUCTION SATURATED SOILS ARE ENCOUNTERED, CONTACT THE ENGINEER IMMEDIATELY.

Construction Limit Barriers

- Notes:
1. Contractor shall be responsible for the installation, maintenance, and removal of straw wattles in all locations shown on the plans.
 2. Maintenance shall be performed as needed and material removed when sediment reaches half of product height. Remove wattle after successful establishment of vegetation.
 3. 3" thick orange polyester mesh webbing may be used to demarcate construction construction activities.
 4. Orange construction fence or snow fence shall be used to demarcate short-term limits where practical or where directed in the Contract Documents.
 5. Temporary chain-linked construction fence may be used to delineate construction areas approved by the Engineer.

Typical FIL TREXX Siltsoxx Sediment Control



- Notes:
1. Contractor shall be responsible for the installation, maintenance, and removal of Siltsoxx in all locations shown on the plans. Siltsoxx may be left in place if the contractor seeds and mulches over Siltsoxx for growth post construction.
 2. Maintenance shall be performed as needed and additional Siltsoxx will be added when sediment reaches half of product height.
 3. When installing lengths of Siltsoxx, lengths will overlap by minimum 18" when transitioning to a new length of Siltsoxx.
 4. Contractor shall refer to all manufacturer's specifications and details.
 5. Siltsoxx is a product from a specific manufacturer (Filtrexx), other manufacturers with equal products may be used if approved by Engineer.

C-4.3

Drawing No. C-4.3

Drawing Title: Civil Details

Project No. 2280

Scale: 1" = 10'

Drawn by: TJB

Checked by: 04/27/2023

Date: 04/27/2023

Revisions:

No.	Date	Description

Project: 22 Depot Street Mixed Use Addition

Richmond, Vermont

Project No. 2280

Scale: 1" = 10'

Drawn by: TJB

Checked by: 04/27/2023

Date: 04/27/2023

Revisions:

No.	Date	Description

Project: 22 Depot Street Mixed Use Addition

Richmond, Vermont

STAMP:

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Colchester, Vermont 05445
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KREBS & LANSING
CONSULTING ENGINEERS

C-4.4

Drawing No.

Civil Details

Drawing Title

Revisions	No.	Date	Description

Project No.

Scale

Drawn by

Checked by

Date

22 Depot Street
Mixed Use Addition

Richmond, Vermont

Project:

STAMP:



Note:

1. All portions of these site plans shall conform to 2018 Agency

1. All dimensions and specifications, including but not limited to

and shall be furnished with all necessary fittings. The

rod and nuts used to support the gates shall conform to 2018 Agency

specifications for all gates, posts and posts.

2. Gate frames shall be assembled by welding, riveting or bolting

to the concrete walls. All gates shall be equipped with a brace

rod and nuts used to support the gates shall conform to 2018 Agency

specifications for all gates, posts and posts.

and shall be furnished with all necessary fittings. The

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2. Gate frames shall be assembled by welding, riveting or bolting

Install interlocking precast block
will per the manufacturer's
specifications. Wall to be
delegated design by Contractor
Provide Sample to Owner for
Block color to be grey
approval.

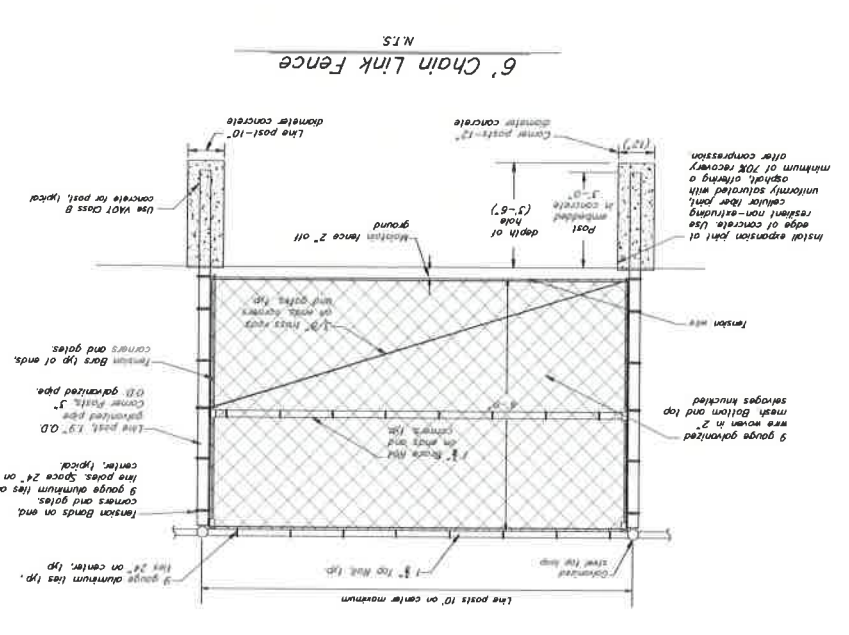
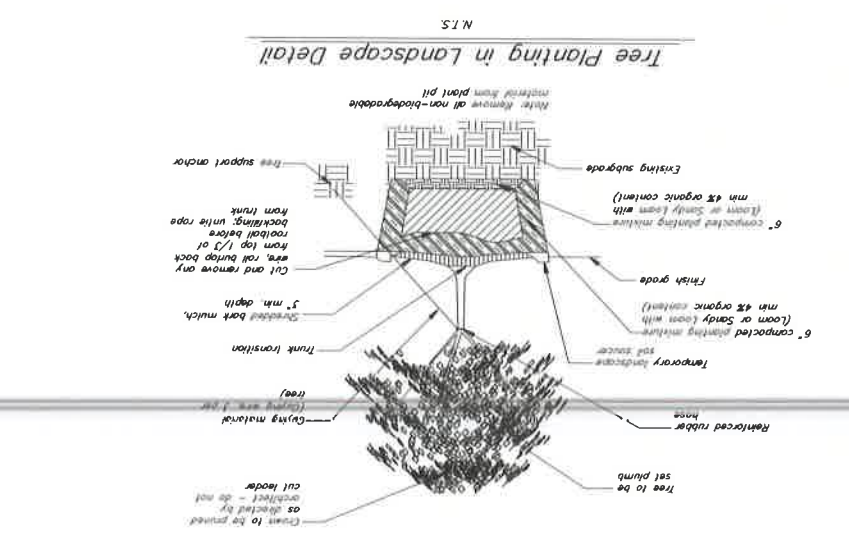
See Detail
New Chain-link fence
See Site Plan for finish grade
elevations. Restore existing
gravel parking lot.

24" high, 48" wide, 36" deep
top block
Fill block spaces with
3/4"-1 1/2" crushed stone
24" high, 48" wide, 36" deep
interlocking precast concrete
block by Verti-Block, or
approved equal

12" thick (min) 3/4" to
1-1/2" crushed stone
under bottom block
Mirror 140N fabric
New Segmental
Retaining Wall

3(M) x 5(L) stone dissipater
pad, 4" minus stone, 12"
deep over Mirror 140N
3 ft
top of crushed
stone elevation
to drop 1" at
interface with
crushed gravel

Crushed gravel
Gravel parking lot
Flow
Energy Dissipater Pad
N.T.S.



Note:
1. All portions of these site plans shall conform to 2018 Agency
specifications for all gates, posts and posts.
and shall be furnished with all necessary fittings. The
rod and nuts used to support the gates shall conform to 2018 Agency
specifications for all gates, posts and posts.
2. Gate frames shall be assembled by welding, riveting or bolting
to the concrete walls. All gates shall be equipped with a brace
rod and nuts used to support the gates shall conform to 2018 Agency
specifications for all gates, posts and posts.

C-5.0
Drawing No.

Master Development Plan
Drawing Title


Revisions	No. Date	Description

Project No. 2280
Scale 1" = 10'
Checked by DMR
Date 04/27/2023

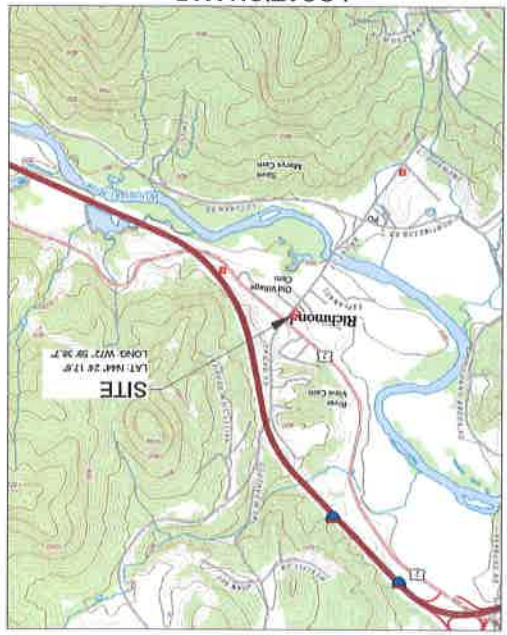
Richmond, Vermont

Project: 22 Depot Street Mixed Use Addition

Bar Scale 1" = 10'

STAMP:

KREBS & LANSING
 CONSULTING ENGINEERS
 164 Main Street, Suite 201
 Colchester, Vermont 05440
 P: (802) 878-0375
 www.krebslansing.com

LOCATION MAP
SCALE: 1" = 2,000 FT



LEGEND

- NEW LIGHT POLE AND BASE
- FINISH GRADE CONTOUR LINES (5 FOOT INTERVALS)
- FINISH GRADE CONTOUR LINES (1 FOOT INTERVALS)
- NEW CHAIN-LINK FENCE
- NEW BUILDING
- NEW ASPHALT & SUBBASE
- NEW CONCRETE WALK
- NEW CONCRETE WALL

PLANNING & ZONING INFORMATION
 JAMESON PARTNS LLC
 734 Pitt Street, Mount Pleasant, SC 29404
 RICHMOND ZONING DISTRICT:
 Village Downtown (VD)
 PARCEL NUMBER: D80022
 ACREAGE: 0.27 Acre

ZONING DATA
 Building Land Use: Mixed Use Commercial/Residential
 Zoned Village Downtown District (VD)
 Proposed Land Use: Mixed Use Commercial/Residential

Requirements	Provided
Min. Lot Area	0.27 Acre
Min. Lot Frontage	50 ft
Front Yard Setback	0 ft
Side Yard Setback	0 ft
Building Height	35 ft
Max. Lot Coverage	80%

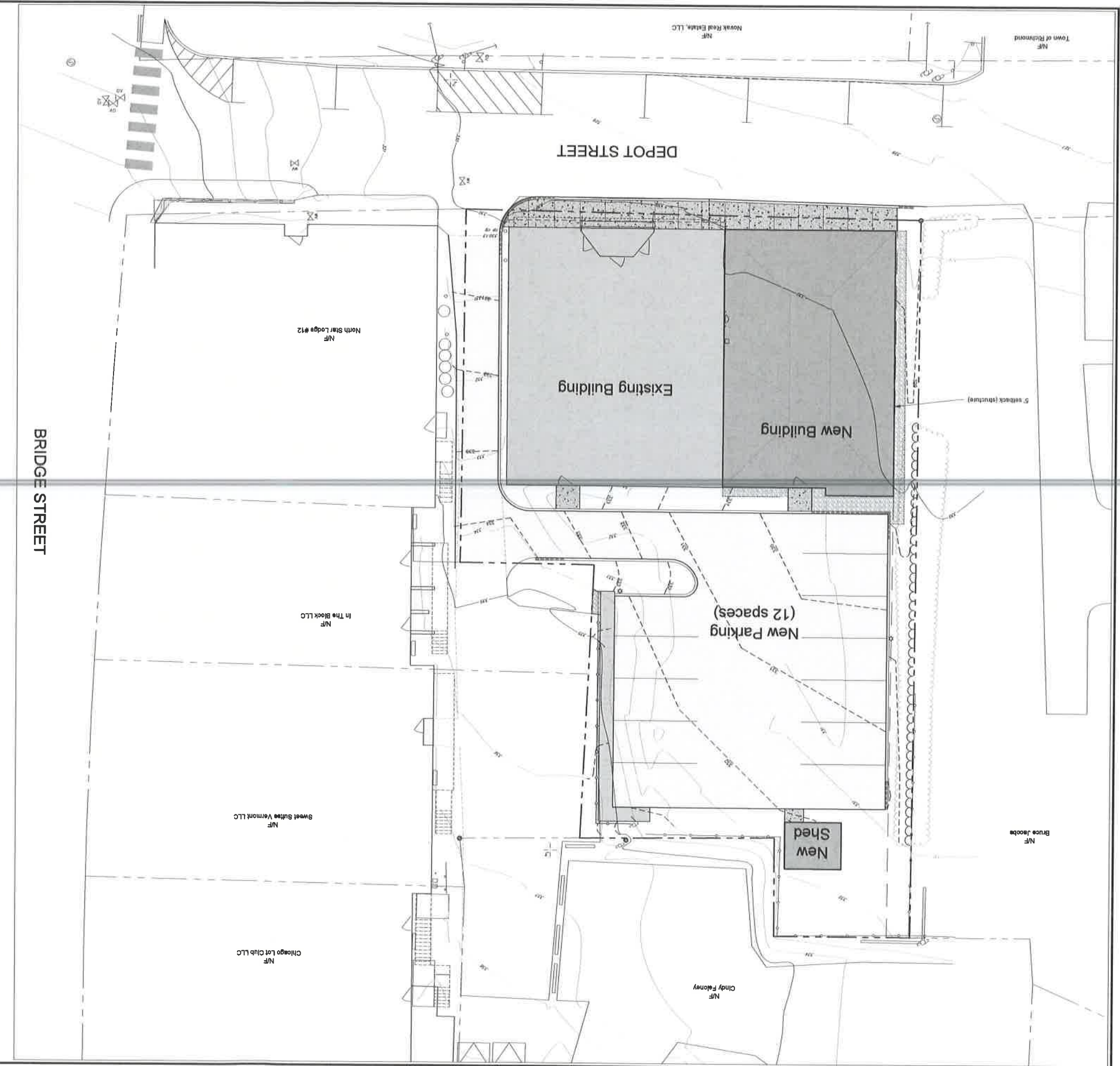
Since May 23, 2022, certain of the structures on district boundaries within a 5-foot setback required for structures on district boundaries.

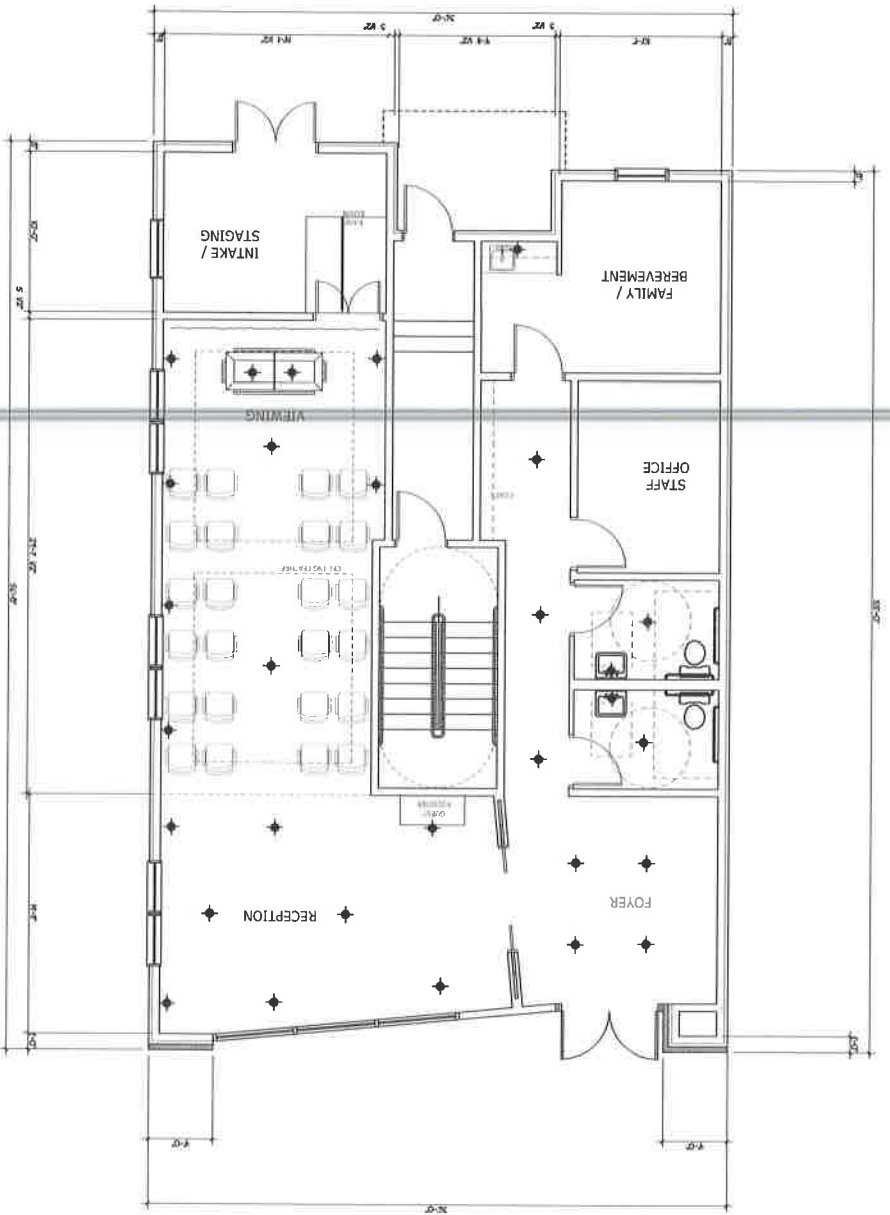
Lot Coverage
 Existing Lot Area = 0.27 Acre (1,998 sq. ft.)
 Proposed Impervious Area = 8,514 sq. ft.
 Proposed Lot Coverage = 80%

THE LOT WILL BE FULLY DEVELOPED AFTER THE 22 DEPOT STREET ADDITION PROJECT IS COMPLETE.

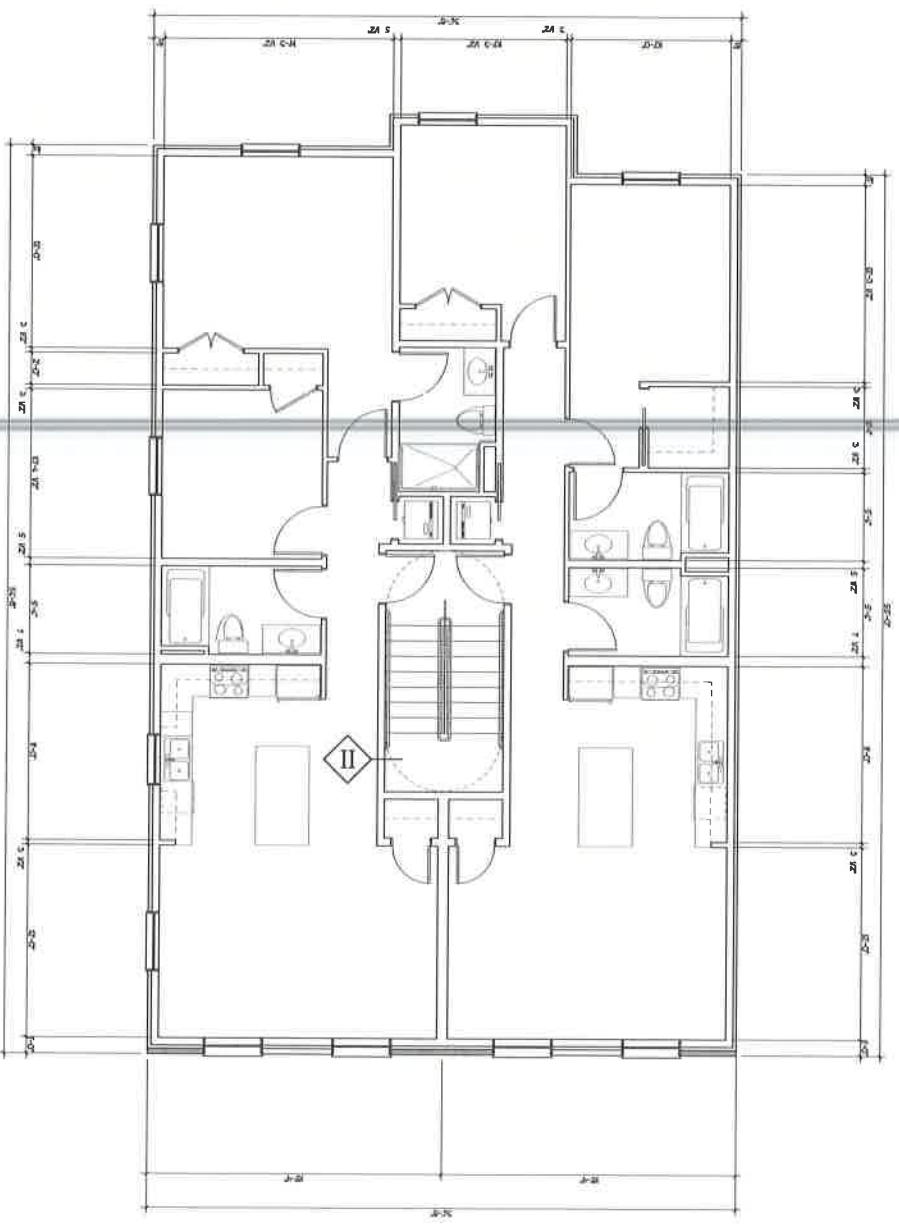
NOTES

- This plan is not intended to be a boundary survey. Property lines are based on physical evidence, a plot of survey, the Richmond Block, date 6-01-00, by Vaughn Bullen and tax map information from the town of Richmond.
- The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD83 datum (US Survey Feet).
- Existing conditions are based on a topographic survey completed by Krebs & Lansing in September 2022.





FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

FIRST AND SECOND FLOOR PLANS
22 DEPOT STREET
MIXED USE ADDITION

VERMONT

RICHMOND

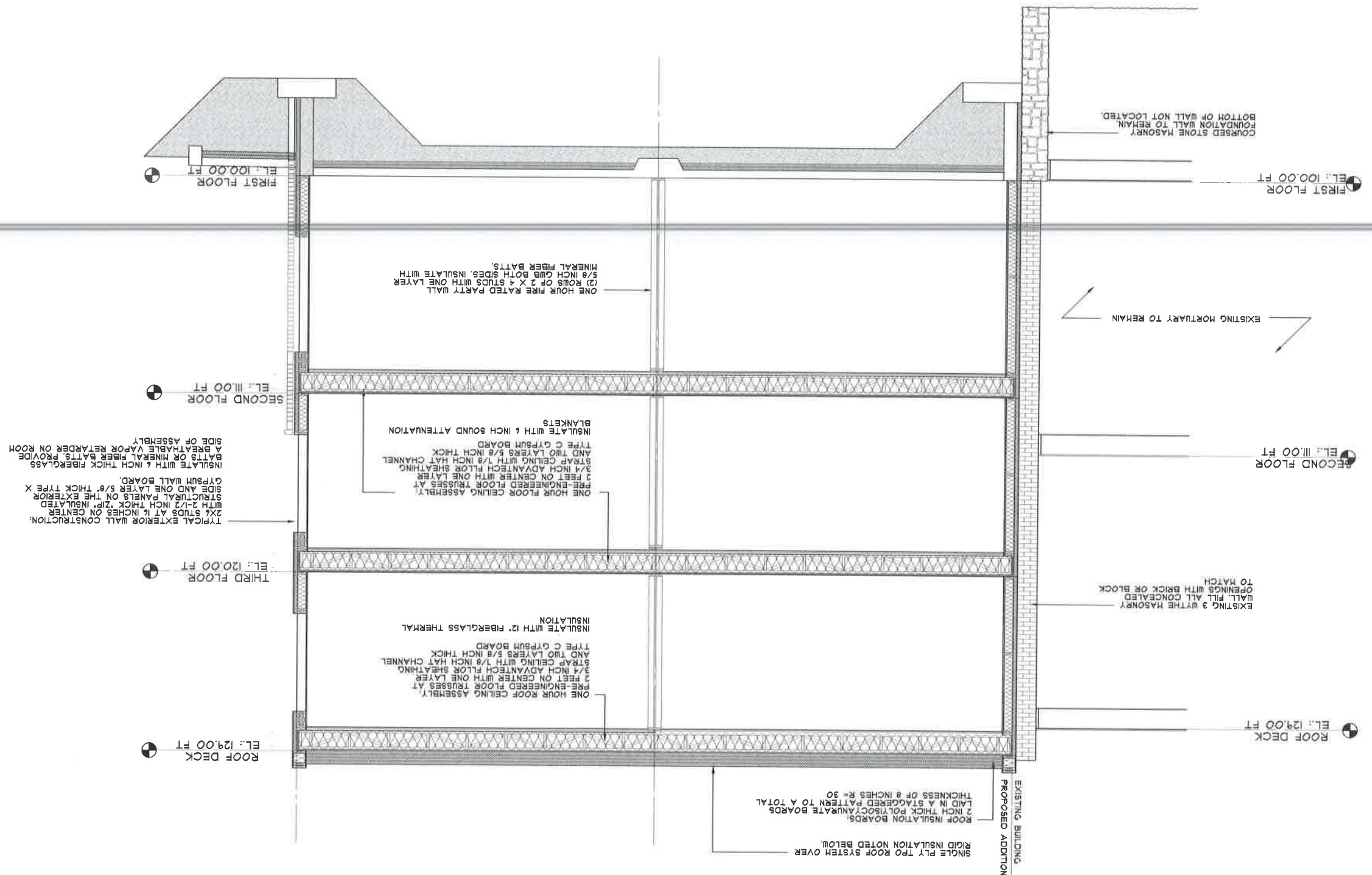
A100



DATE: 5/23/2022

REVISIONS:	DATE:

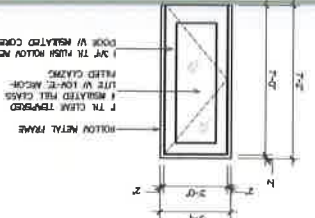
REVISIONS:	DATE:



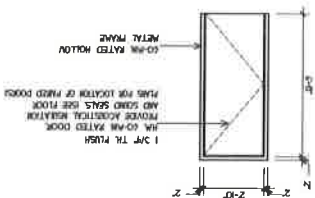
DOOR LOCATION	DOOR TYPE	DOOR SIZE	DOOR THICKNESS	DOOR MATERIAL	FRAME MATERIAL	FRAME SET TYPE	HARDWARE	FRAME TYPE	REMARKS
FRONT CORRIDOR	(A)	2'-0" W x 6'-0" H	1 3/4"	SOLID CORE WOOD	NONE	HW-1	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING DOOR AND FRAME TO REMAIN PATCH AND REPAINT FRAME COLOR AS SELECTED BY ARCHITECT.
GUEST ROOM ENTRY	(B)	2'-0" W x 6'-0" H	1 3/4"	SOLID CORE WOOD	NONE	HW-3	TYPE-1	EXISTING TO REMAIN	EXISTING DOOR AND FRAME TO REMAIN PATCH AND REPAINT FRAME COLOR AS SELECTED BY ARCHITECT.
GUEST ROOM BATH	(B)	2'-0" W x 6'-0" H	1 3/4"	SOLID CORE WOOD (PAINT)	NONE	HW-3	TYPE-1	EXISTING TO REMAIN	EXISTING DOOR AND FRAME TO REMAIN PATCH AND REPAINT FRAME COLOR AS SELECTED BY ARCHITECT.
GUEST ROOM BATH	(B)	2'-0" W x 6'-0" H	1 3/4"	SOLID CORE WOOD (PAINT)	NONE	HW-3	TYPE-1	EXISTING TO REMAIN	EXISTING DOOR AND FRAME TO REMAIN PATCH AND REPAINT FRAME COLOR AS SELECTED BY ARCHITECT.
GUEST ROOM CLOSET	(C)	2'-0" W x 6'-0" H	1 3/4"	ALUMINUM	NONE	HW-4	NONE	EXISTING TO REMAIN	EXISTING DOOR AND FRAME TO REMAIN PATCH AND REPAINT FRAME COLOR AS SELECTED BY ARCHITECT. REFER TO VENDOR WEBSITE FOR SPECIFICATIONS
EXIT STAIR	(D)	2'-0" W x 6'-0" H	1 3/4"	HOLLOW METAL	NONE	HW-5	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING DOOR AND FRAME TO REMAIN PATCH AND REPAINT FRAME COLOR AS SELECTED BY ARCHITECT.
LAUNDRY AND STORAGE	(E)	2'-0" W x 6'-0" H	1 3/4"	HOLLOW METAL	NONE	HW-6	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING DOOR AND FRAME TO REMAIN PATCH AND REPAINT FRAME COLOR AS SELECTED BY ARCHITECT.
STORAGE AND MAINTENANCE ROOMS	(F)	2'-0" W x 6'-0" H	1 3/4"	SOLID CORE WOOD	NONE	HW-7	EXISTING TO REMAIN	EXISTING TO REMAIN	BIRCH VENEER STAINED TO MATCH EXISTING CORRIDOR CLOSETROOM DOORS.
CONNECTING DOOR BETWEEN GUEST ROOMS	(G)	2'-2" W x 6'-0" H	1 3/4"	SOLID CORE WOOD	NONE	HW-2	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING DOOR AND FRAME TO REMAIN PATCH AND REPAINT FRAME COLOR AS SELECTED BY ARCHITECT.
CORRIDOR - 103	(H)	2'-0" W x 6'-0" H	1 3/4"	SOLID CORE WOOD	NONE	HW-6	TYPE-2	EXISTING TO REMAIN	BIRCH VENEER STAINED TO MATCH EXISTING CORRIDOR CLOSETROOM DOORS.
STORAGE - 103	(I)	2'-2" W x 6'-0" H	1 3/4"	HOLLOW METAL	NONE	HW-8	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING DOOR AND FRAME TO REMAIN PATCH AND REPAINT FRAME COLOR AS SELECTED BY ARCHITECT.

DOOR SCHEDULE

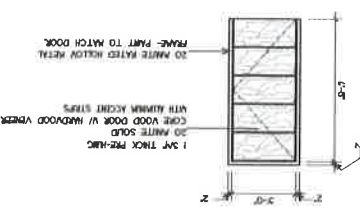
DOOR TYPE "E3"
SCALE: 1/8" = 1'-0"
TYPE E3 - EXIT DOORS



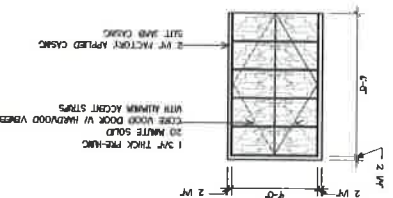
DOOR TYPE "D"
SCALE: 1/8" = 1'-0"
TYPE D - CONNECTING GUEST ROOMS/STAIR DOORS



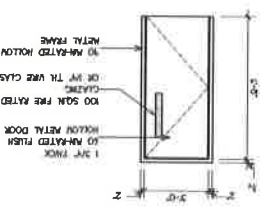
DOOR TYPE "A"
SCALE: 1/8" = 1'-0"
TYPE A - EXIT ENTRY FROM CORRIDOR



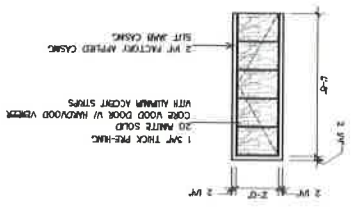
DOOR TYPE "E"
SCALE: 1/8" = 1'-0"
TYPE E - UNIT REARROOMS



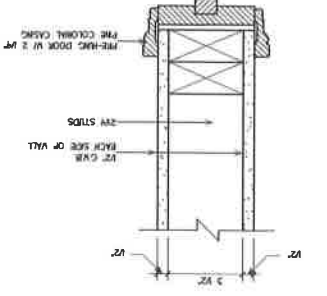
DOOR TYPE "B"
SCALE: 1/8" = 1'-0"
TYPE B - EXIT STAIR FROM CORRIDOR



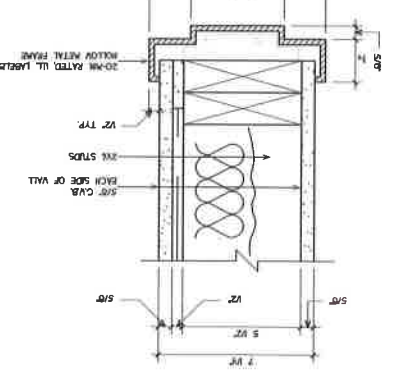
DOOR TYPE "C"
SCALE: 1/8" = 1'-0"
TYPE C - UNIT BATHROOMS



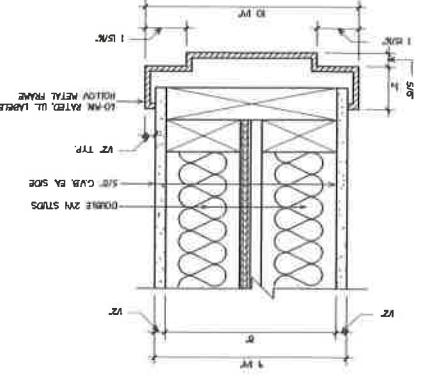
WOOD FRAME & WALL TYPE
SCALE: 3/8" = 1'-0"
MINIMUM NOTES REQUIREMENTS ONLY



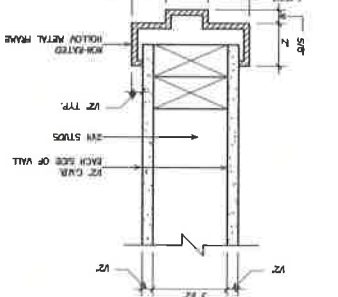
HM FRAME & WALL TYPE
SCALE: 3/8" = 1'-0"
MINIMUM COMMON AREAS ONLY



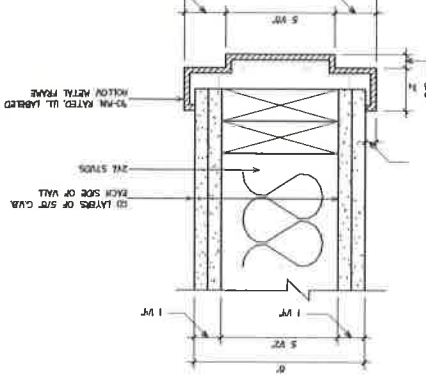
HM FRAME & WALL TYPE
SCALE: 3/8" = 1'-0"



WOOD FRAME & WALL TYPE
SCALE: 3/8" = 1'-0"
MINIMUM COMMON AREAS ONLY



HM FRAME & WALL TYPE
SCALE: 3/8" = 1'-0"



GENERAL NOTES FOR DOORS

- WALL THICKNESSES SHOWN AS SHOWN ON FIN DOOR FRAME DETAILS. DOOR SIZES SHALL MEET SIFC CRITERIA FOR REQUIRED FRAME DEPTH FROM TO FABRICATION.
- FRAMED - ALL FINED COMPONENTS SHALL BE PERMANENTLY LABELED BY MANUFACTURER.
- FINED OPENING SIZE REQUIREMENTS MAY VARY FROM MANUFACTURER TO MANUFACTURER. VERIFY ACTUAL SIZES BY MEASURING WITH DOOR SHUTTER FROM TO FINISH.
- ALL ROCK OPENINGS SHALL BE ANCHORED WITH ANCHORS SPACING FROM FROM INSTALLATION OF DOOR.

DATE: 5/23/2022

A107

SHEET NUMBER

Rabideau Architects

350 Hillside Road
South Burlington, VT 05403
802.253.0700
rabideau@rabideau.com

DOOR DETAILS

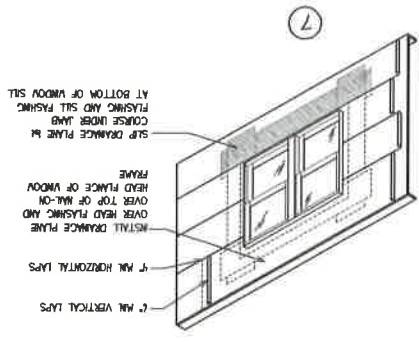
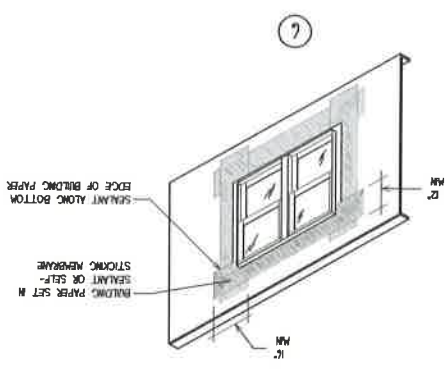
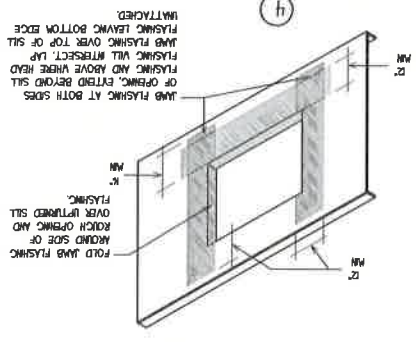
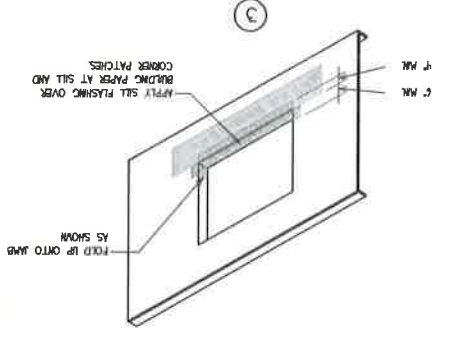
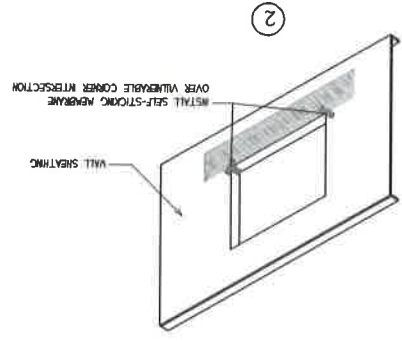
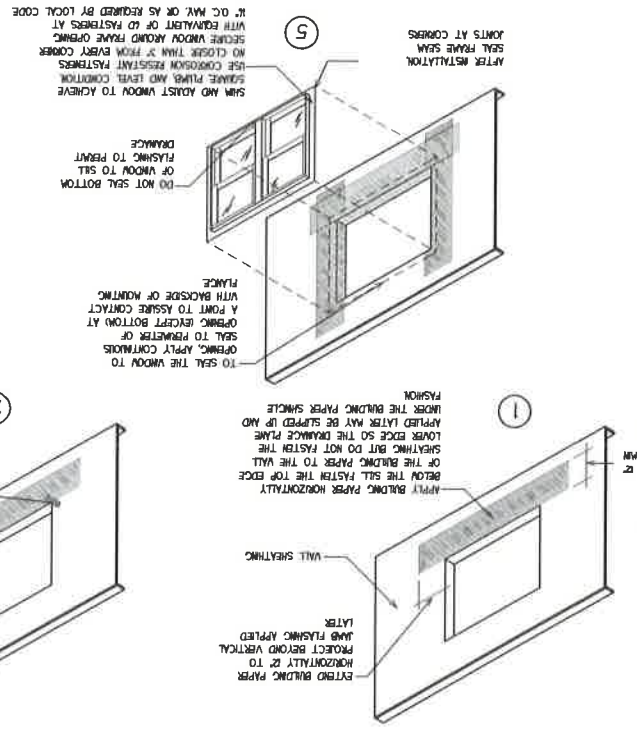
22 DEPOT STREET MIXED USE ADDITION

RICHMOND

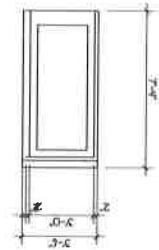
NO.	DATE	REVISIONS:

WINDOW FLASHING INSTALLATION

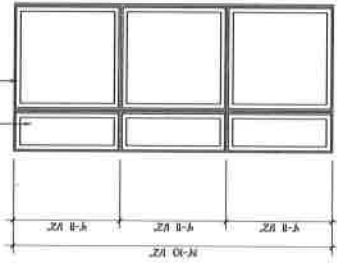
NOT TO SCALE



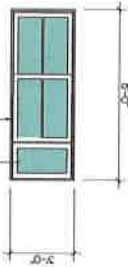
REAR STOREFRONT DOOR



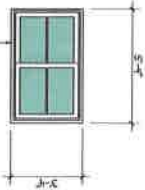
WINDOW TYPE A
ANDERSEN 100 SERIES FIXED PICTURE UNITS WITH INSULATED, LOW-E, ARGON FILLED CLEAR GLASS IN COMPOSITE FIBER FRAMES



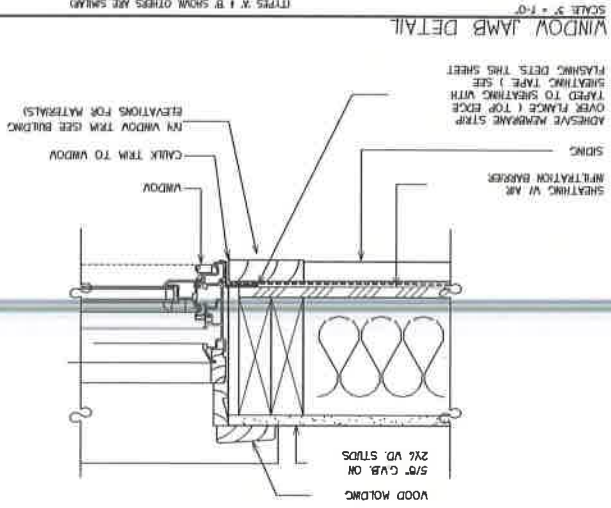
WINDOW TYPE B
ANDERSEN 100 SERIES DOUBLE HUNG UNITS WITH INSULATED, LOW-E, ARGON FILLED CLEAR GLASS IN COMPOSITE FIBER FRAMES



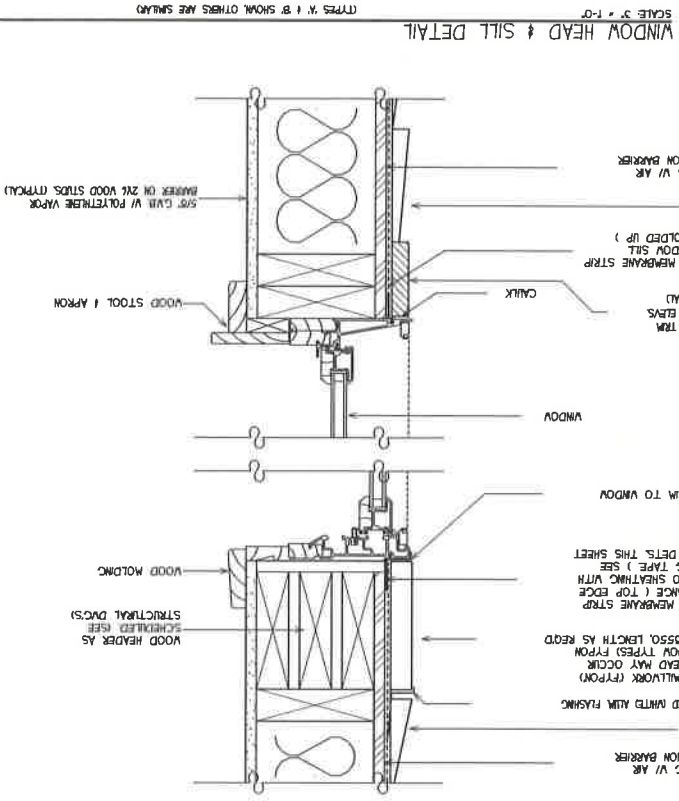
WINDOW TYPE C
ANDERSEN 100 SERIES DOUBLE HUNG UNITS WITH INSULATED, LOW-E, ARGON FILLED CLEAR GLASS IN COMPOSITE FIBER FRAMES



WINDOW JAMB DETAIL
SCALE 3/4" = 1'-0"

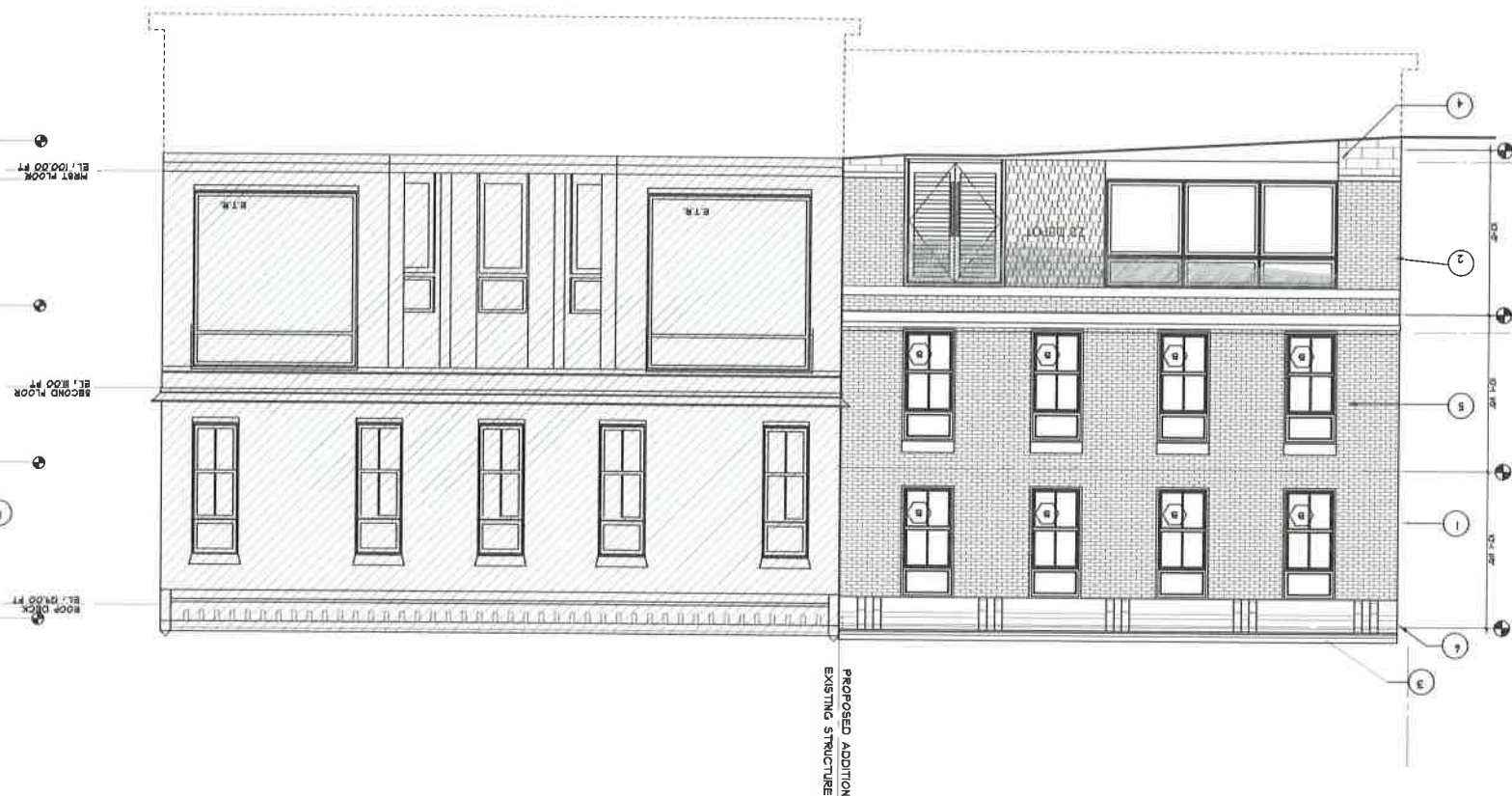


WINDOW HEAD & SILL DETAIL
SCALE 3/4" = 1'-0"



SOUTH ELEVATION: FACING DEPOT STREET

SCALE: 3/16" = 1'-0"



WEST ELEVATION:

SCALE: 3/16" = 1'-0"



NORTH ELEVATION: FACING PARKING LOT

SCALE: 3/16" = 1'-0"



- EXTERIOR MATERIALS**
1. EXTERIOR SING NUMBER ONE, PINK COMPACT LAF BURN WITH 1 INCH LINTUBURL OVER DRAINAGE FABRIC.
 2. EXTERIOR SING NUMBER TWO, STANDARD MODULAR BRICK MASONRY IN A RUNNING BOND. PROVIDE TWO PART GALVANIZED STEEL EYE AND NUTLE MASONRY ANCHORS FOR EVERY TWO SQUARE FEET OF WALL AREA.
 3. PRE-FORMED ALUMINUM COPING WITH 8" EXPOSURE, FLUOROPOLYMER FINISH (BLACK).
 4. CUT GRANITE WET COURSE AT GRADE.
 5. SHADOW BOX TRIM AT WINDOW UNIT FORMED FROM SHEET PRE-FINISHED GALVALUME 20 GAUGE - BLACK FLUOROPOLYMER FINISH.
 6. CUSTOM METAL FABRICATION DECORATIVE CORNICE - SEE DETAIL.

EXTERIOR ELEVATIONS
22 DEPOT STREET
MIXED USE ADDITION

RICHMOND

VERMONT

REVISIONS:	DATE:

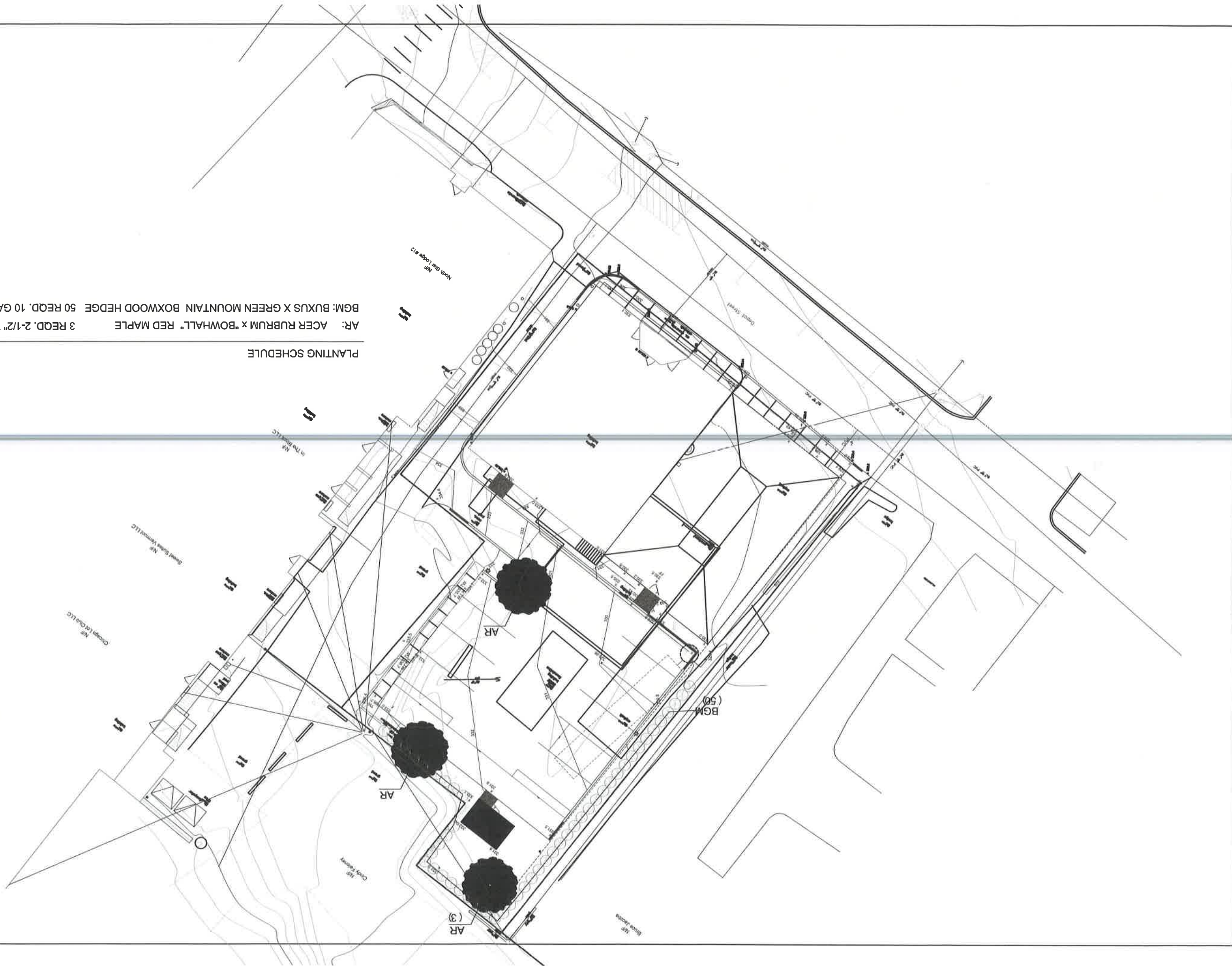
A200

SHEET NUMBER



3970 Geneva Avenue
 Suite 101
 South Burlington, VT 05403
 802.249.0222
 info@rabideau.com

DATE: 5/23/2022



PLANTING SCHEDULE
 AR: ACER RUBRUM X "BOWHALL" RED MAPLE 3 REQD. 2-1/2" TO 3 1/2" CAL.
 BGM: BUXUS X GREEN MOUNTAIN BOXWOOD HEDGE 50 REQD. 10 GALLON

DATE: 5/17/2023

L-1

SHEET NUMBER

2206

PROJECT #

Rabideau Architects

550 Hubbard Road
 Suite 107
 South Burlington, VT 05403
 802 683 0222
 Rabideau-Architects.com

RICHMOND

LANDSCAPE PLAN

22 DEPOT STREET

VERMONT

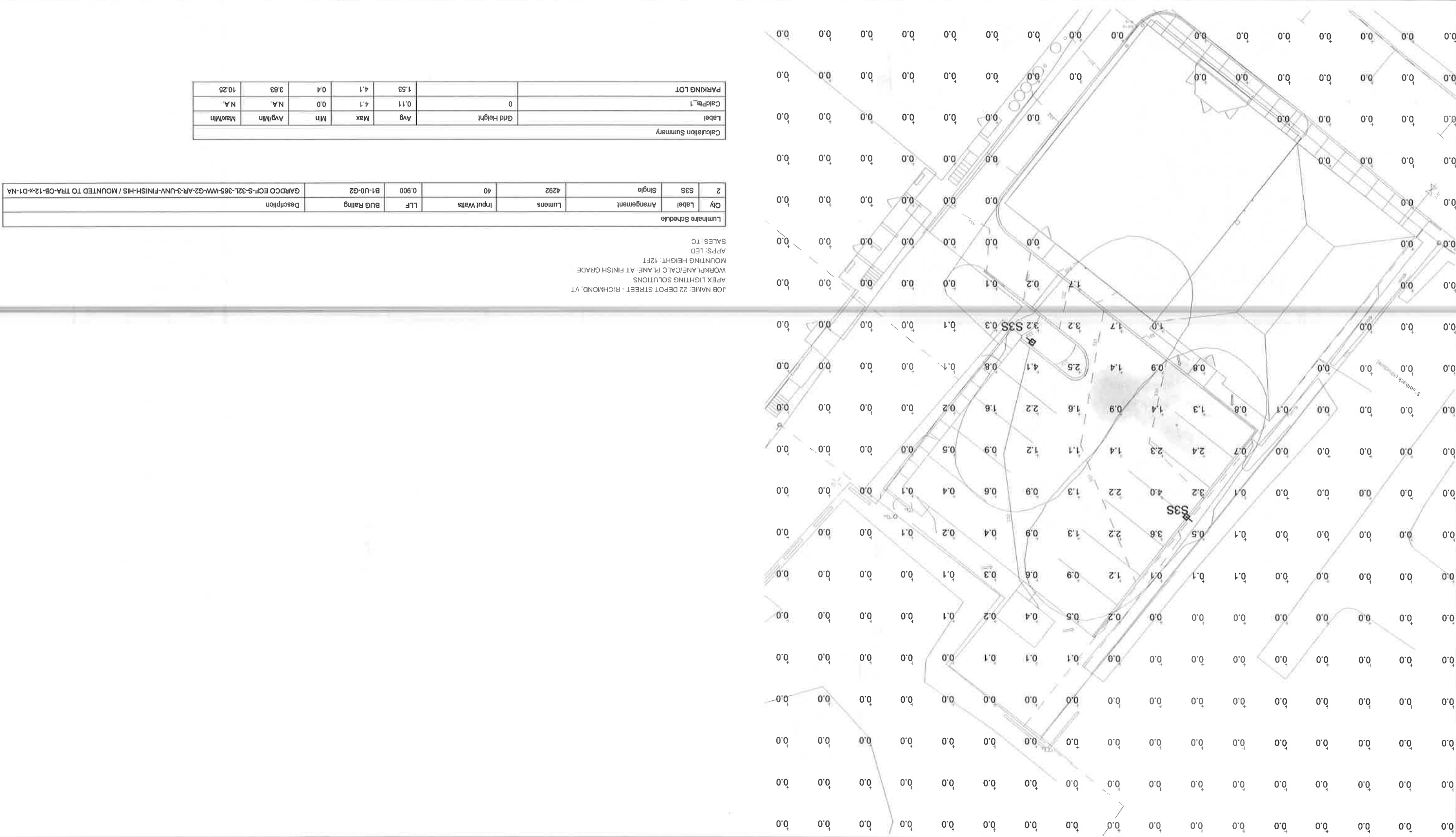
REVISIONS:

SCALE: 1"=10'-0"
 DATE: 4/17/23
 DRAWN BY: LED
 SHEET: SL-2

PROJECT TITLE: 22 DEPOT STREET RICHMOND, VT
 DRAWING TITLE: SITE LIGHTING PHOTOMETRIC CALCULATION
 FILE NAME: 2023-04-17 SL-2 22 DEPOT STREET - RICHMOND, VT-LED.rvt

APEX LIGHTING SOLUTIONS
 20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
 TELEPHONE 860.632.8766 / WWW.APEXLIGHTG.COM

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to differences in calculation methods, rounding procedures, component performance management techniques and field conditions such as voltage and temperature. Variations in site conditions, furniture and accessories, differently affect dimensions. Reference furniture and accessories are shown for illustrative purposes. Input data used to generate the attached calculations such as room variables, input data used to generate the attached calculations such as room variables, dimensions, furniture and accessories, are shown for illustrative purposes. The lighting calculation is based on the real environment conditions do not include the input data, differences will occur between measured values and calculated values.
 * LIT Determined Using Current Published Lamp Data
NOTE TO REVIEWER:
 Total Light Loss Factor (LLF) applied in this design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Ballast Factor (BF) from current ballast specification sheet. Application of an Lumen Maintenance Factor (LMF) based on the recommended values and a Ballast Factor (BF) from current ballast specification sheet. Application of an incorrect Light Loss Factor (LLF) will result in forecast of performance that will not accurately depict actual results.
 For proper comparison of photometric layouts, it is essential that you insist all designs use correct Light Loss Factors.



JOB NAME: 22 DEPOT STREET - RICHMOND, VT
 APEX LIGHTING SOLUTIONS
 WORKPLANE/CALC PLANE: AT FINISH GRADE
 MOUNTING HEIGHT: 12FT
 APPS: LED
 SALES: TC

Luminaire Schedule						
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating
2	S3S	Single	4292	40	0.900	B1-U0-G2
GARDCO ECF-S-32L-365-WW-G2-AR-3-UNV-FINISH-HIS / MOUNTED TO TRA-CB-12-K-D1-NA						
Description						

Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	
CalcPb_1	0.11	4.1	0.0	N.A.	N.A.	0
Gnd Height	1.53	4.1	0.4	3.63	10.25	

PROJECT TITLE: 22 DEPOT STREET RICHMOND, VT
 DRAWING TITLE: SITE LIGHTING PHOTOMETRIC CALCULATION
 FILE NAME: 2023-04-17 SL-2 22 DEPOT STREET - RICHMOND, VT-LED.rvt

WS-PRE
Drawing No.

Pre Development Watershed Plan
Drawing Title

No.	Date	Description

Revisions

Project No. 2220
Scale 1" = 10'
Drawn by CP9
Checked by 04/27/2023
Date

Project: **22 Depot Street Mixed Use Addition**
Richmond, Vermont

Bar Scale 1" = 10'
0' 10' 20' 30'

STAMP:

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