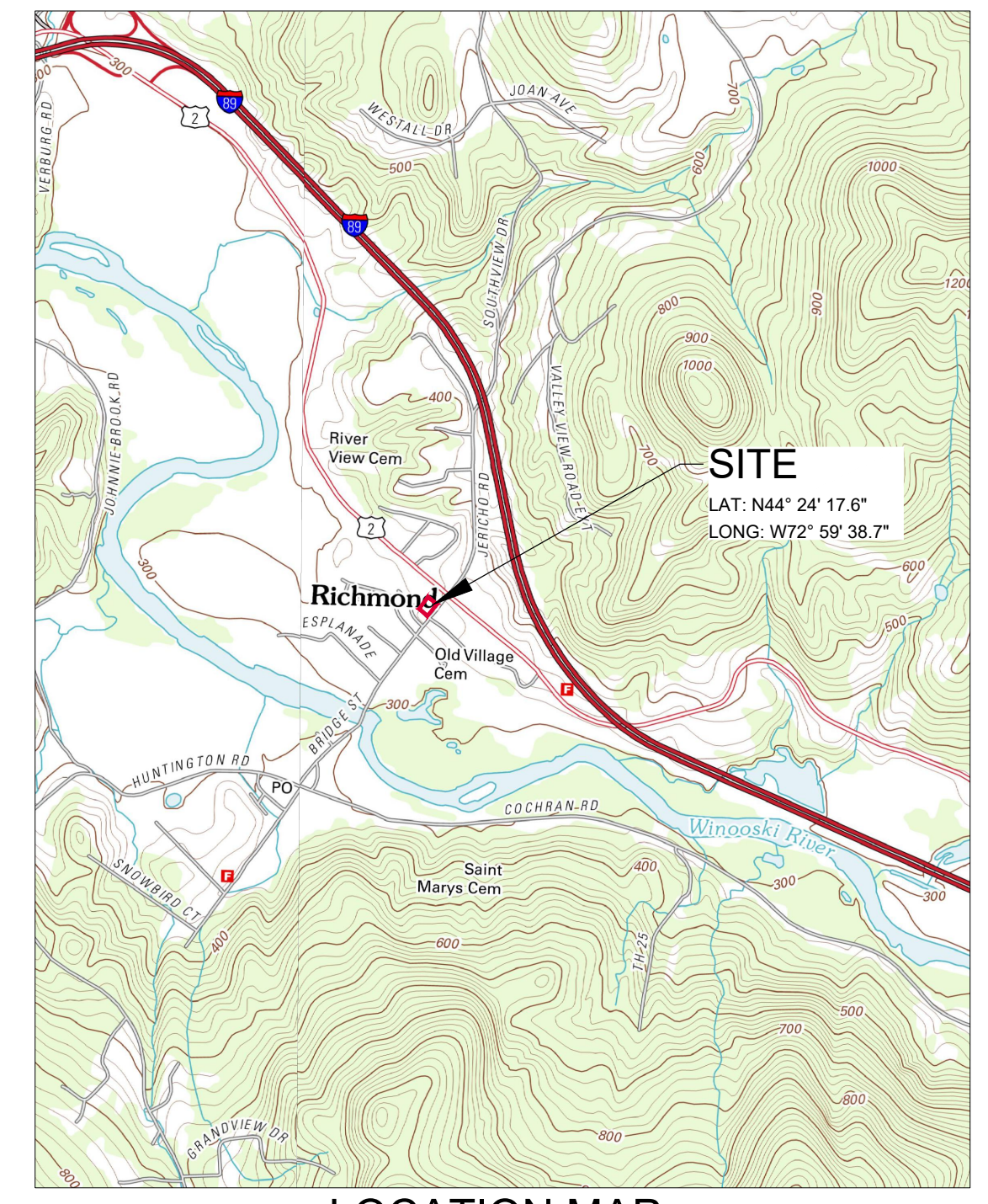


- NOTES**
- This plan is not intended to be a boundary survey. Property lines are based on physical evidence and a plat of survey titled, "The Richmond Block" date 6-01-00, by Vaughn Button. Offsite property lines are based on tax map information from the Town of Richmond.
 - The Contractor shall be responsible for repairing all disturbed areas back to original condition, including but not limited to curbing, sidewalks, road, parking areas, landscaping, site lighting, electrical, and etc. All asphalt shall be sawcut prior to paving.
 - All stumps, rock, and other non-approved trench backfill material discovered during construction is the exclusive property of the Contractor and shall be removed from the property and disposed of in a State approved disposal location. All existing soils reused for fill shall conform to all applicable sections of VTRANS specifications Section 203-Excavation & Embankments. Any soil reused 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 passing sieve, proctor, and compaction testing 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. Contractor shall test topsoil for approval by the Owner and Engineer. Refer to Post 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 inlet 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 Contractor is responsible for installing and testing the new waterline to the plumbing connection inside the building. Refer to Plumbing plans for waterline design within five feet 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.



LEGEND

- ☆ NEW LIGHT POLE AND BASE
- x363.9 FINISH GRADE SPOT ELEVATION
- FINISH GRADE FLOW DIRECTION
- PRECONSTRUCTION EXCAVATION
- FINISH GRADE CONTOUR LINES (5 FOOT INTERVALS)
- FINISH GRADE CONTOUR LINES (1 FOOT INTERVALS)
- PROPOSED GAS LINE/VALVE
- NEW UNDERGROUND POWER
- NEW WATER LINE/SHUTOFF/VALVE
- NEW CHAIN-LINK FENCE
- NEW BUILDING
- NEW ASPHALT & SUBBASE
- NEW CONCRETE WALK
- NEW CONCRETE WALL

PLANNING & ZONING INFORMATION

LANDOWNER/APPLICANT:
Jameson Partners LLC
734 Pitt Street, Mount Pleasant, SC 29464

RICHMOND ZONING DISTRICT:
Village Downtown (VD)

PARCEL NUMBER: DS0022

ACREAGE: 0.27 Acres

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

	Requirements	Provided
Min. Lot Area	0.125 ac	0.27 Acres
Min. Lot Frontage	50 ft	96.8 ft
Front Yard Setback	0 ft	±2 ft
Side Yard Setback	0 ft*	5 ft
Building Height	35 ft	35 ft
Max. Lot Coverage	80%	80%

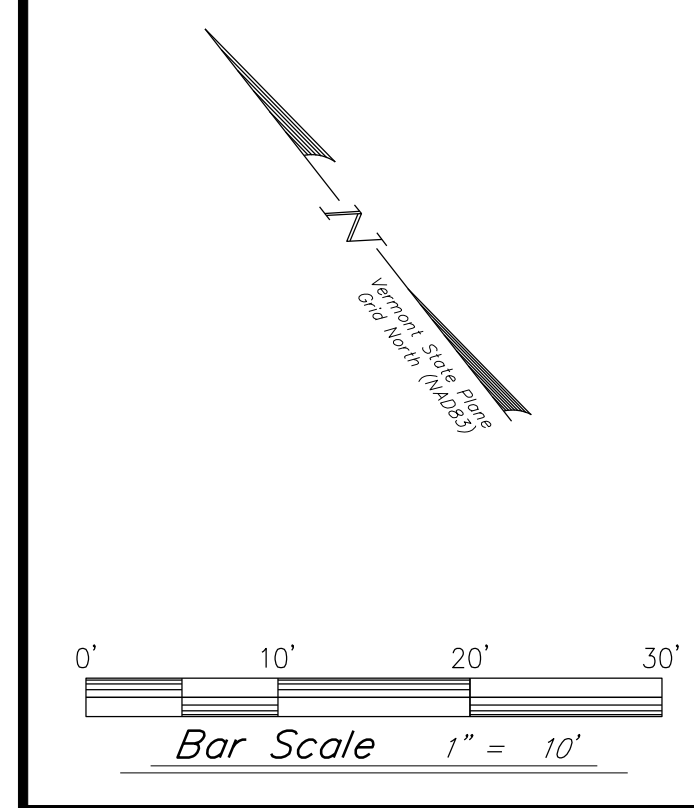
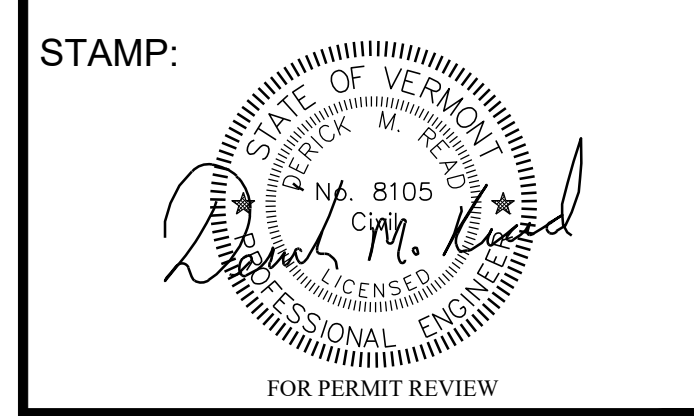
Source: May 23, 2022 Revision of Town of Richmond Zoning Regulations
* 5 ft setback required for structures on district boundaries

Lot Coverage

Existing Lot Area = 0.27 Acres (11,899 s.f.)
Proposed Impervious Area = 9,514 s.f.
80% Lot Coverage Allowed = 9,519 s.f.
Proposed Lot Coverage = 80%

KREBS & LANSING
CONSULTING ENGINEERS

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Project:
22 Depot Street
Mixed Use Addition

Richmond, Vermont

Project No.: 22280
Scale: 1" = 10'
Drawn by: TJB
Checked by:
Date: 06/15/2023

Revisions

No.	Date	Description
1	06/23/2023	guide rail, curb revisions

Drawing Title
Overall Site Plan

Drawing No.:
C-1.0