

**LEGEND**

- PROJECT BOUNDARY
- PROPERTY BOUNDARY
- BUILDING SETBACK
- EXISTING MAJOR CONTOUR (U.S.G.S. DATUM)
- EXISTING MINOR CONTOUR (U.S.G.S. DATUM)
- PROPOSED CONTOUR
- EXISTING EDGE OF GRAVEL
- APPROXIMATE CLASS II WETLAND
- APPROXIMATE CLASS II WETLAND BUFFER
- EXISTING EDGE OF STREAM BANK
- EXISTING RIPARIAN BUFFER
- USDA MAPPED SOILS AND SOIL TYPE
- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION FENCE
- PROPOSED CATCH BASIN AND 15" HDPE STORM PIPE
- PROPOSED WALL MOUNTED LIGHT
- PROPOSED 10' X 25' BUILDING
- PROPOSED 10' X 20' BUILDING
- PROPOSED 10' X 15' BUILDING
- PROPOSED 10' X 10' BUILDING
- PROPOSED 5' X 10' BUILDING
- PROPOSED SNOW STORAGE AREA
- PROPOSED PLANTINGS

**WAREHOUSE UNIT W/ INDOOR STORAGE COUNT**

10' X 25':	18
10' X 20':	50
10' X 15':	30
10' X 10':	34
5' X 10':	24
<b>TOTAL:</b>	<b>156</b>

**GENERAL CONSTRUCTION SPECIFICATIONS**

1. ALL WORK AND MATERIALS SHALL BE APPROVED BY AND IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE TOWN OF RICHMOND LAND DEVELOPMENT CODE, THE WRITTEN TECHNICAL SPECIFICATIONS, AND THESE PLANS.
2. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7235 AND THE TOWN OF RICHMOND PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO ANY EXCAVATION.
3. UTILITIES INFORMATION SHOWN HEREON WERE OBTAINED FROM BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT AND STRUCTURES NECESSARY TO CONSTRUCT THIS PROJECT UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, DEBRIS AND TRASH FROM THE SITE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR A SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY BY THE ENGINEER, THE CONTRACTOR SHALL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE OR SWEEP ASPHALT ROADS WITH A POWER BROOM AS DUST CONTROL.
6. ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
7. THE DESIGN ON THESE PLANS SHALL BE INSPECTED BY O'LEARY-BURKE CIVIL ASSOCIATES, ESSEX JUNCTION, VERMONT, TO ENSURE COMPLIANCE WITH THE PLANS AND REQUIREMENTS. O'LEARY-BURKE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT MAY ARISE FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THAT THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED TO INSPECT THE WORKS AND TESTS IN PROGRESS.
8. FOR ANY WORK WITHIN THE HIGHWAY RIGHT-OF-WAY A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. CONTINUOUS TWO-WAY TRAFFIC WILL BE REQUIRED AT NIGHT, DURING PEAK-HOURS, AND WHENEVER POSSIBLE DURING ACTUAL CONSTRUCTION ACTIVITIES. UNIFORMED TRAFFIC CONTROL OFFICERS SHALL DIRECT TRAFFIC DURING PEAK HOURS WHEN THERE IS ONE-WAY TRAFFIC OR WHEN DEEMED NECESSARY BY THE TOWN OF RICHMOND. TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE ERECTED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND THE TOWN OF RICHMOND LAND DEVELOPMENT CODE.
9. TO ENSURE COMPLIANCE WITH THE PLAN(S), THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE TOWN OF RICHMOND PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF STARTING ANY WORK, CUTTING THE PAVEMENT, BEGINNING THE INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL FOR THE NEW BASE, PAVING, AND FINAL INSPECTION.
10. THE HORIZONTAL AND VERTICAL SEPARATION FOR SEWER AND WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE "TEN STATE STANDARDS - RECOMMENDED STANDARDS FOR WATER."
11. TOPSOIL SHALL BE STOCKPILED, SEED, AND MULCHED UNTIL REUSED. SILT FENCES SHALL BE PLACED AND STAKED CONTINUOUSLY AROUND THE BOTTOM OF THE TOPSOIL PILES.
12. HEALTHY EXISTING TREES ON AND ADJACENT TO THE SITE SHALL BE SAVED AND PROTECTED AS ORDERED BY THE ENGINEER.
13. OPEN CUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS, AND BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO CONFINE SHEET WASH AND RUNOFF TO THE IMMEDIATE OPEN AREA AS ORDERED BY THE ENGINEER. THE CONTRACTOR SHALL REFERENCE ALL STORMWATER BMP'S PROVIDED BY THE STATE OF VERMONT.
14. AT COMPLETION OF GRADING, SLOPES, DITCHES, AND ALL DISTURBED AREAS SHALL BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.
15. FINISH SLOPES, DITCHES AND DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL AND BE FERTILIZED, SEED, LIMED, AND MULCHED. TURF ESTABLISHMENT SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 651 OF THE VERMONT HIGHWAY DEPARTMENT SPECIFICATIONS AND THE SPECIFICATIONS INCLUDED ON THESE PLANS.
16. ALL FILL SHALL BE PLACED IN 6 INCH LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.
17. DRAINAGE COURSES AND STREAMS SHALL BE CONTROLLED IN DISTURBED CONSTRUCTION AREAS BY THE FOLLOWING METHODS:
  - A) PRESERVING NATURAL VEGETATION WHENEVER POSSIBLE;
  - B) AVOIDING UNNECESSARY DISTURBANCE OF SOILS;
  - C) EARLY INSTALLATION OF STORM PIPES AND DITCHES;
  - D) SEEDING AND MULCHING DIRECTLY UPON COMPLETION OF CONSTRUCTION;
  - E) CONSTRUCTION OF EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER.
18. THE SILT FENCES, DITCHES, AND OTHER EROSION CONTROL DEVICES, SHALL BE INSPECTED, MAINTAINED AND REPAIRED BY THE CONTRACTOR AFTER EVERY RAINFALL OR AS ORDERED BY THE ENGINEER UNTIL ALL DISTURBED AREAS HAVE BEEN GRASSED AND APPROVED BY THE ENGINEER. THE MAINTENANCE OF THE EROSION CONTROL DEVICES WILL INCLUDE REMOVAL OF ANY ACCUMULATED SEDIMENTATION.
19. PRIOR TO CONSTRUCTION, ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER. ALL MATERIALS TO BE TAKEN OVER BY THE TOWN OF RICHMOND SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
20. ALL WORK SHALL CONFORM TO THE TOWN OF RICHMOND LAND DEVELOPMENT CODE.

**ZONING INFORMATION**

PARCEL ID:	JR1330
ZONED:	GATEWAY RESIDENTIAL/COMMERCIAL DISTRICT
<b>DIMENSIONAL REQUIREMENTS:</b>	
MINIMUM LOT AREA:	10,000 SF
LOT AREA:	4.10 AC
MINIMUM LOT FRONTAGE:	75 FT OR ACCESS TO PUBLIC/Private ROAD W/ DRB APPROVAL
MAXIMUM ALLOWED COVERAGE:	60%
PROPOSED COVERAGE:	1.88 ACRES (46%)
SETBACKS:	REQUIRED MIN. PROVIDED
FRONT:	15' 15.8'
SIDE:	10' 27.4'
REAR:	10' 37.5'

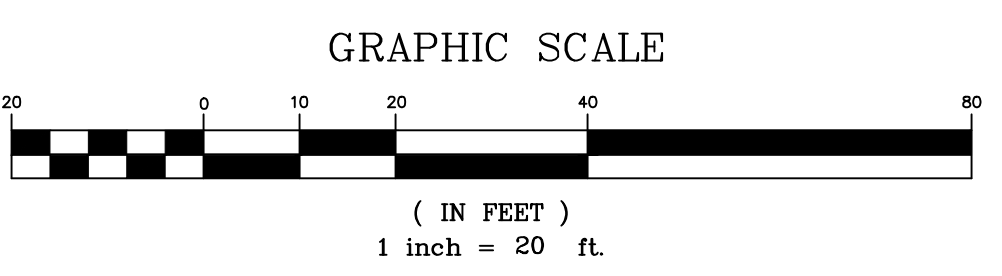
**NOTES:**

1. THIS PLAN IS NOT INTENDED TO CONVEY PROPERTY BOUNDARIES.
2. SEE PLAN SHT. 3 - STORMWATER MANAGEMENT PLAN AND SHT. 4 - CONSTRUCTION DETAILS FOR STORM PLAN AND STORM DETAILS



**OWNER/APPLICANT**

ROBERT & JOY REAP  
PO BOX 442  
RICHMOND, VT 05477



DATE: 12/6/2023	REVISION: UPDATING COVERAGE CALCULATION	BY: JFW
SURVEY: OBCA	<input type="checkbox"/> RECORD DRAWING	DATE: 11-20-2023
DESIGN: JFW/JFW	<input type="checkbox"/> FINAL	JOB#: 2014-14
DRAWN: JFW	<input type="checkbox"/> PRELIMINARY	FILE: 2014-14-S19
CHECKED: BWC	<input type="checkbox"/> SKETCH/CONCEPT	PLAN SHEET #
SCALE: 1"=20'	<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b> 13 CORPORATE DRIVE ESSEX JCT, VT PHONE: 878-9989 FAX: 878-9989 E-MAIL: obcac@olearyburke.com	
<b>WILLIS FARM ROAD - LOT 4</b> WILLIS FARM ROAD, RICHMOND, VT <b>20-SCALE SITE PLAN</b>		<b>2</b>