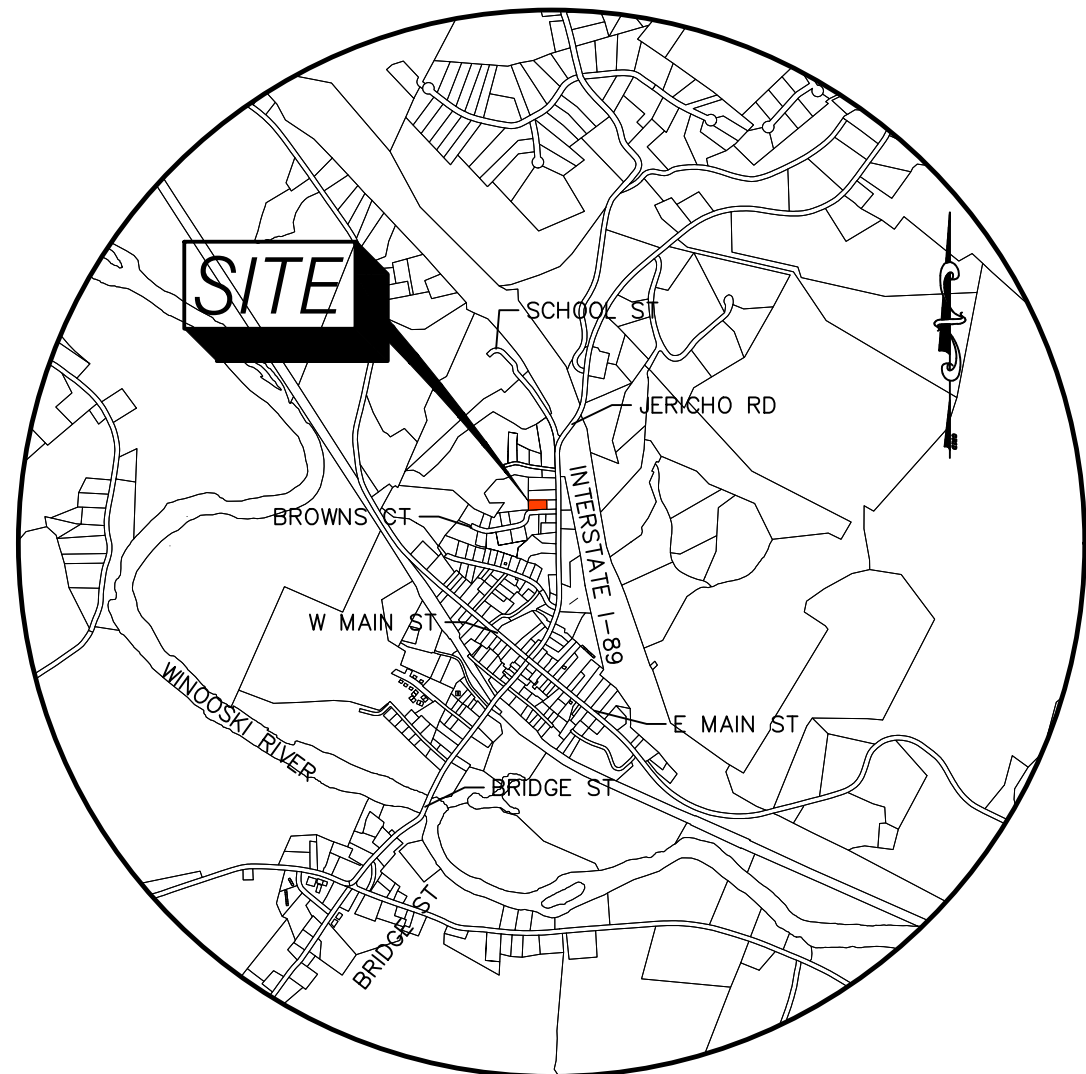
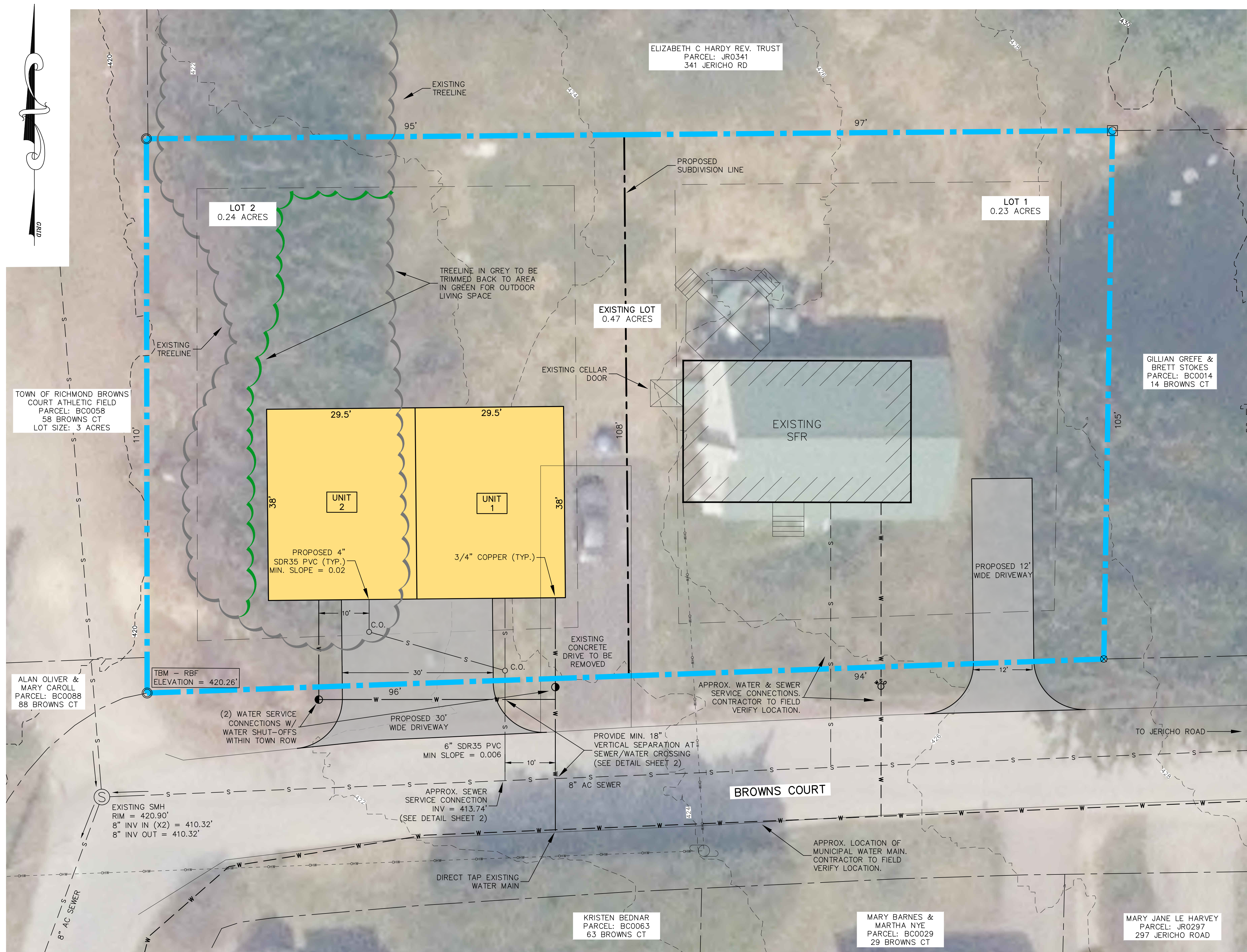




Location Plan

1" = 2,000'

ZONING INFORMATION

PARCEL ADDRESS: 30 BROWNS COURT, RICHMOND
SPAN: 519-163-11428
PARCEL #: BC0030

EXISTING LOT = 0.47 ACRES (20,473 SF)

VILLAGE RESIDENTIAL NEIGHBORHOOD NORTH DISTRICT

FRONT SETBACK = 10 ft
SIDE SETBACK = 10 ft
REAR SETBACK = 10 ft
MAX ALLOWED COVERAGE = 50%
FRONTAGE = 55 ft
MINIMUM LOT SIZE = 8,712 SF (0.20 ACRES)

MULTI-FAMILY REQUIREMENTS

20% OF THE LOT MUST BE DEDICATED TO OUTDOOR LIVING SPACE.

PROPOSED LOT 1 = 10,019 SF (0.23 ACRES)

SETBACKS = 10 FT MINIMUM
COVERAGE = 19%
FRONTAGE = 94 ft

PROPOSED LOT 2 = 10,454 SF (0.24 ACRES)

SETBACKS = 10 FT MINIMUM
COVERAGE = 28%
FRONTAGE = 96 ft

20% OUTDOOR LIVING SPACE REQUIRED = 1,950 SF
OUTDOOR COMMON AREA PROVIDED = 2,125 SF

LEGEND

- PROJECT BOUNDARY
- PROPOSED SUBDIVISION LINE
- ADJACENT PROPERTY BOUNDARY
- SETBACK
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING SEWER MAIN
- EXISTING WATERMAIN
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- EXISTING OVERHEAD POWER

APPLICANT & OWNER

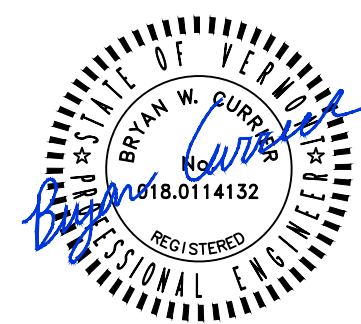
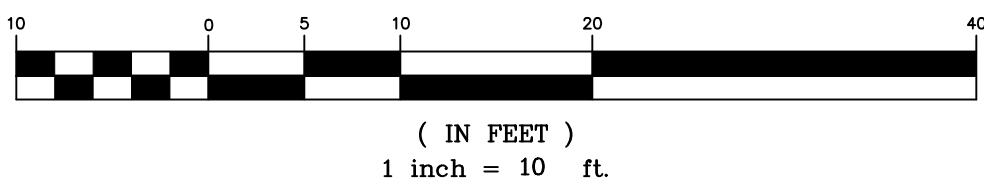
TRUNK BEACH, LLC
68 RANDALL STREET
SOUTH BURLINGTON, VT 05403

NOTES:

- THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES. SEE PROPERTY PLAT FOR PROPERTY CONVEYANCE PURPOSES.
- SERVICE CONNECTIONS TO EXISTING MUNICIPAL WATER AND SEWER MAINS ARE TO BE PERFORMED IN THE PRESENCE OF THE ENGINEER AFTER A MINIMUM OF 48 HOURS ADVANCE NOTICE.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

GRAPHIC SCALE



DATE	REVISION	BY
SURVEY JRF	RECORD DRAWING	DATE 01/15/25
DESIGN OB/CA	FINAL	JOB# 2025-51
DRAWN BFP	PRELIMINARY	FILE S3
CHECKED OB/CA	SKETCH/CONCEPT	PLAN SHEET #
SCALE 1"=10'		

O'LEARY-BURKE CIVIL ASSOCIATES, PLC		30 BROWNS COURT
13 CORPORATE DRIVE ESSEX, VT 05732 PHONE: 878-9889 FAX: 878-9889 E-MAIL: obca@olearyburke.com		BROWNS COURT RICHMOND, VT
		SITE PLAN