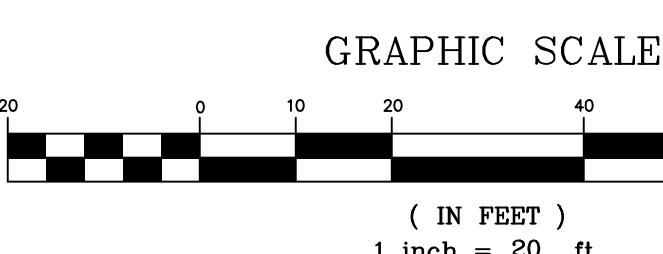


LEGEND

- 985 — EXISTING CONTOUR
- 985 — PROPOSED CONTOUR
- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- APPROXIMATE EASEMENT LINE
- SS — APPROXIMATE GRAVITY SEWER LINE
- FM — APPROXIMATE SEWER FORCE MAIN
- ST — APPROXIMATE STORM DRAINAGE LINE
- W — APPROXIMATE WATER LINE
- OETC — APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
- UETC — APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
- G — APPROXIMATE GAS LINE
- WOODEN FENCE
- DRAINAGE SWALE/DITCH
- APPROXIMATE 100 YEAR FLOODPLAIN
- APPROXIMATE EDGE OF WOODS
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB/PLANTING
- SEWER MANHOLE
- DRAINAGE MANHOLE
- DRAINAGE CATCH BASIN
- HYDRANT
- WATER VALVE
- DRILLED WELL
- POWER POLE
- GUY WIRE
- LIGHT POLE
- SIGN POST
- TEST PIT
- PERCOLATION TEST
- IRON PIPE/ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- PROJECT BENCHMARK

VCS-GRUD



GENERAL NOTES

- 1) UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SITE SHOWN. EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO CONSTRUCTION, FIELD VERIFY ALL UTILITY CONFLICTS AND REPORT THEM TO THE DESIGNER. ANY EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- 2) THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK AND SHALL COORDINATE ALL REQUIRED INSPECTIONS.
- 3) THE CONTRACTOR IS RESPONSIBLE FOR SAFE CONSTRUCTION OPERATIONS AND SHALL CONFORM TO ALL APPLICABLE REGULATIONS FOR SITE SAFETY.
- 4) THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY SITE CONDITIONS NOT REPRESENTED ON THE PLANS THAT INFLUENCE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- 6) COORDINATES SHOWN ARE BASED UPON AN ASSUMED DATUM. ORIENTATION IS BASED UPON THE SURVEY PLAT REFERENCED IN NOTE 8 BELOW.
- 7) PROPERTY LINE INFORMATION BASED UPON A PLAT ENTITLED "PROPOSED P.U.D. OF LANDS OF KNOWLES & PARISI - 112 EAST MAIN STREET - RICHMOND, VERMONT", DATED AUGUST, 2024, PREPARED BY VERMONT MAPPING & SURVEY CO., LLC. AND RECORDED IN MAPSFILE _____ OF THE TOWN OF RICHMOND LAND RECORDS. MONUMENTATION FOUND WAS CONSISTENT WITH THE RECORDED PLAT. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THE PERMIT APPLICATION ARE FOR PERMITTING PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. & 250(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS. THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.

PARKING REQUIREMENTS

REQUIRED - 1 SPACE/UNIT @ 4 UNITS = 4 SPACES

PROPOSED -

EXISTING GRAVEL PARKING SPACES =	4 SPACES
PROPOSED GRAVEL PARKING SPACES =	2 SPACES
TOTAL PROPOSED PARKING SPACES =	6 SPACES

ZONING REQUIREMENTS

ZONING DISTRICT - VILLAGE RESIDENTIAL/COMMERCIAL (V R/C)
OVERLAY DISTRICTS - NONE

DIMENSIONAL REQUIREMENTS -

	REQUIRED	EXISTING	PROPOSED
LOT SIZE (SF) -	10,000	±15,697	±15,697
MIN. LOT FRONTAGE (FT.) -	75	±72.6'	±72.6'
MAX. LOT COVERAGE (%) -	60	±47.5	±52.8
MAX. BUILDING HEIGHT (FT.) -	35	<35	<35
FRONT YARD SETBACK (FT.) -	10	±5.5'	±5.5'
SIDE YARD SETBACK (FT.) -	10	±11.0	±11.0
REAR YARD SETBACK (FT.) -	15	±16.0	±16.0

NOTES:

1. REPRESENTS EXISTING, NON-CONFORMING DIMENSION THIS APPLICATION SEEKS TO RETAIN.

LOT COVERAGE CALCULATIONS

LOT SIZE = ±15,697 SF

EXISTING IMPERVIOUS -

EXISTING BUILDINGS =	±2,736 SF
EXISTING DECKS/STAIRS =	±610 SF
EXISTING SIDEWALKS/CONCRETE =	±9 SF
EXISTING GRAVEL =	±4,074 SF
TOTAL EXISTING IMPERVIOUS =	±7,429 SF (47.3%)

PROPOSED IMPERVIOUS -

PROPOSED BUILDING =	±684 SF
PROPOSED DECKS/STAIRS =	±24 SF
PROPOSED GRAVEL =	±458 SF
TOTAL PROPOSED IMPERVIOUS =	±1,166 SF (7.4%)

TOTAL EXISTING & PROPOSED IMPERVIOUS = ±8,595 SF (54.8% < 60%)

DESIGN FLOWS

WATER SUPPLY -

EXISTING WATER DEMAND -	2 UNITS @ 280 GPD/UNIT (MUNICIPAL CONNECTION) =	560 GPD
PROPOSED WATER DEMAND -	1 UNIT @ 360 GPD/UNIT (MUNICIPAL CONNECTION) =	360 GPD
TOTAL WATER DEMAND =	280 GPD	1,200 GPD (280 GPD INCREASE)

WASTEWATER FLOW -

EXISTING SEWER FLOW -	3 UNITS @ 210 GPD/UNIT (MUNICIPAL CONNECTION) =	630 GPD
PROPOSED SEWER FLOW -	1 UNIT @ 210 GPD/UNIT (MUNICIPAL CONNECTION) =	210 GPD
TOTAL SEWER FLOW =	210 GPD	840 GPD (210 GPD INCREASE)

OWNER:
Allen & Lynne
Knowles Family
Trust III, Blair
Knowles and
Matt Parisi
112 E. Main St.
Richmond, VT 05477

PROJECT:
Master
Development
Plan
112 E. Main St.
Richmond, VT 05477

SHEET TITLE:
Proposed
Planned Unit
Development
Site Plan



LOCATION MAP 1" = ±2,000'

PRELIMINARY
 FINAL
 NOT FOR CONSTRUCTION
 FOR CONSTRUCTION

PROJECT NO.: 23037		
DATE: SEPTEMBER 28, 2023		
SCALE: 1" = 20'		
REV. NO.	DESCRIPTION	DATE
1	UPDATED SITE PLAN	9/3/24
2	REVISIONS PER TOWN	10/2/24
3	ADDED ADU	12/29/25
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:

C1.0