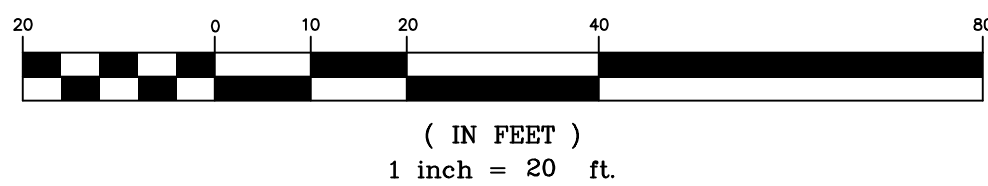


LEGEND

- 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

- 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

GRAPHIC SCALE



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.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- 7) COORDINATES SHOWN ARE BASED UPON AN ASSUMED DATUM. ORIENTATION IS BASED UPON THE SURVEY PLAT REFERENCED IN NOTE 8 BELOW.
- 8) 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 MAPSLIDE \_\_\_\_\_ 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 THIS 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. & 2502(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 <sup>1</sup>	±72.6 <sup>1</sup>
MAX. LOT COVERAGE (%) -	60	±47.5	±52.8
MAX. BUILDING HEIGHT (FT.) -	35	<35	<35
FRONT YARD SETBACK (FT.) -	10	±5.5 <sup>1</sup>	±5.5 <sup>1</sup>
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
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
1 UNIT @ 360 GPD/UNIT (MUNICIPAL CONNECTION) =	360 GPD
PROPOSED WATER DEMAND -	
1 UNIT @ 280 GPD/UNIT (MUNICIPAL CONNECTION) =	280 GPD
TOTAL WATER DEMAND =	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 =	840 GPD (210 GPD INCREASE)



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OWNER:

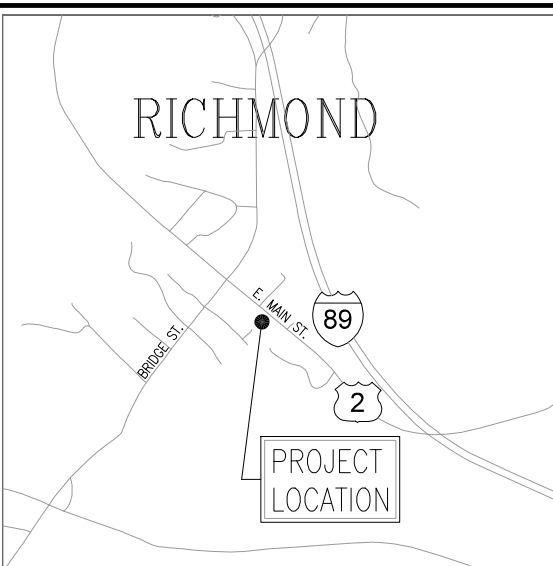
Allen & Lynne  
Knowles Family  
Trust III, Blair  
Knowles and  
Matt Parisi  
112 E. Main St.  
Richmond, VT 05477

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