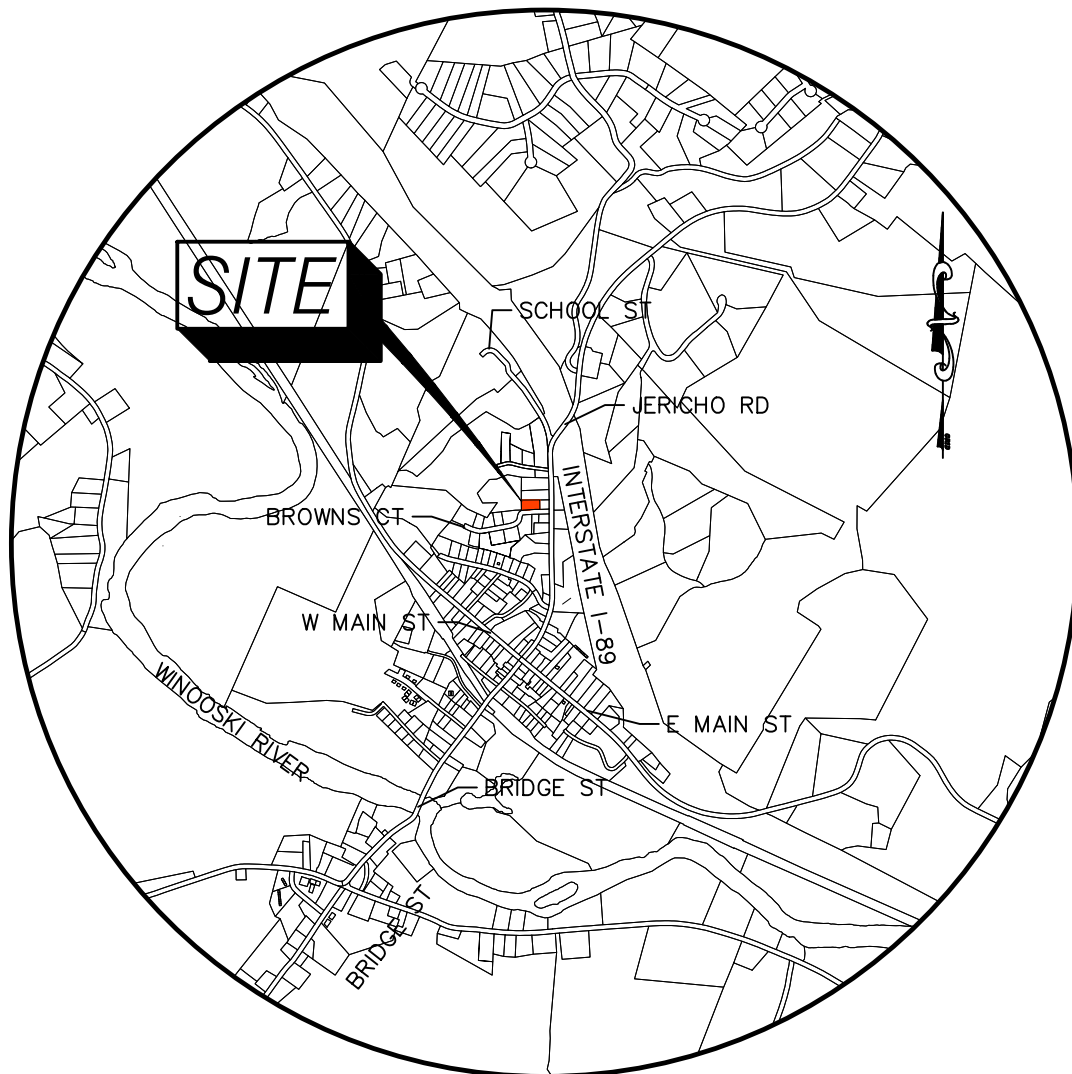
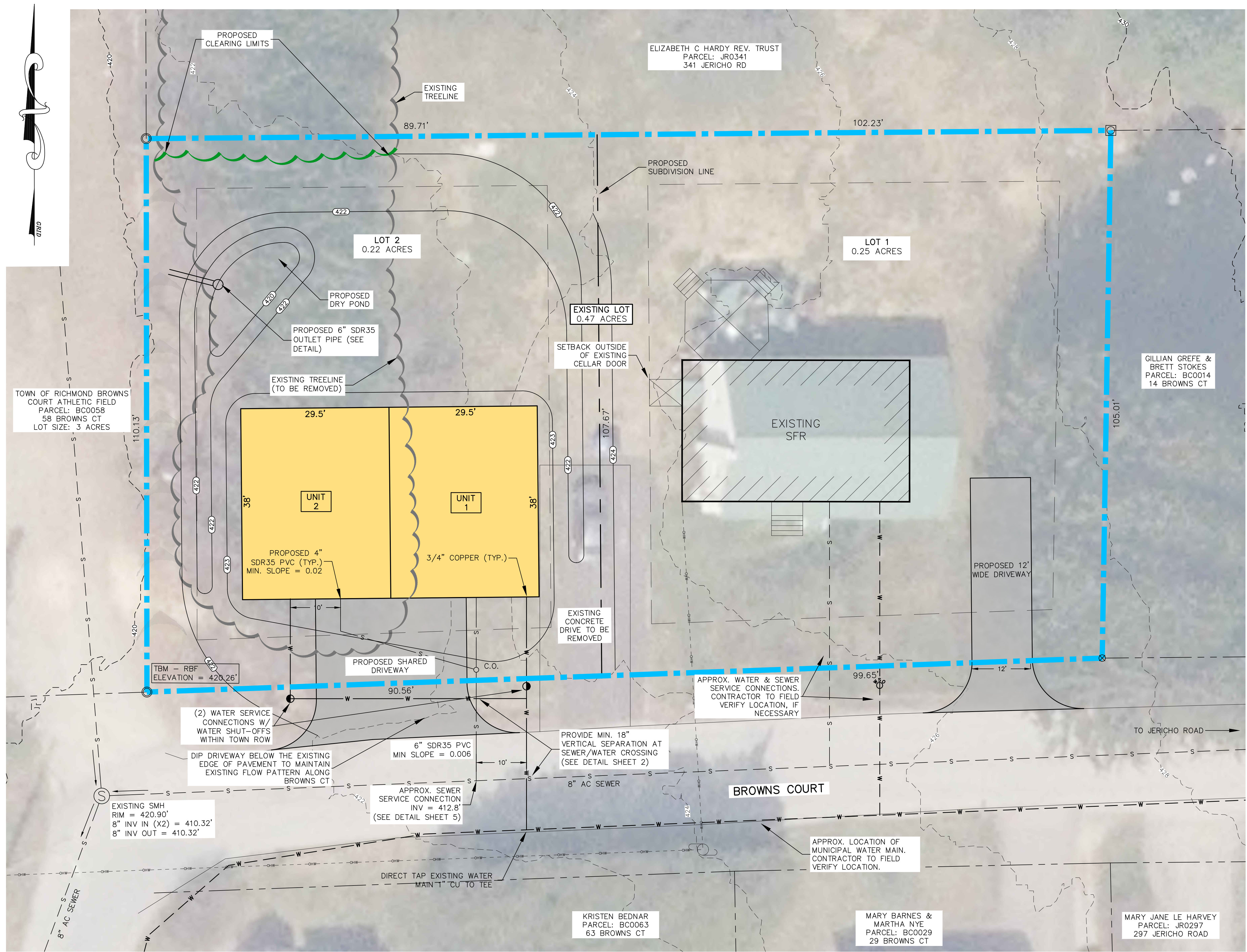




Location Plan

1" = 2,000'

ZONING INFORMATION

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

EXISTING LOT = 0.47 ACRES (20,542 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 = 10,728 SF (0.25 ACRES)

SETBACKS = 10 FT MINIMUM
COVERAGE = 20%
FRONTAGE = 99.65 ft

PROPOSED LOT 2 = 9,813 SF (0.22 ACRES)

SETBACKS = 10 FT MINIMUM
COVERAGE = 30%
FRONTAGE = 90.56 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
- PROPOSED CONTOUR LINE
- EXISTING SEWER MAIN
- EXISTING WATERMAIN
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- EXISTING OVERHEAD POWER

APPLICANT & OWNER

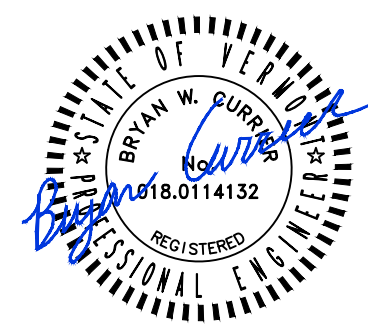
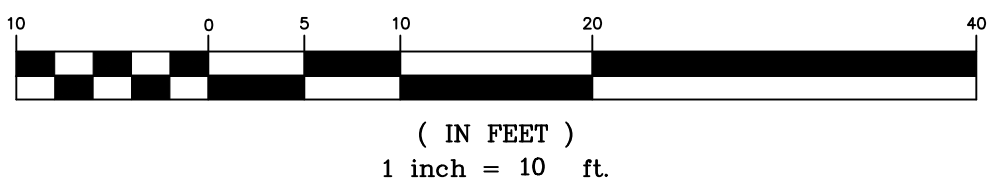
TRUNK BEACH, LLC
68 RANDALL STREET
SOUTH BURLINGTON, VT 05403

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: 06/26/26	REVISION: ADDING STORMWATER DETENTION POND	BY: BWC
DATE: 04/13/26	REVISION: ADJUSTING SETBACKS TO FIT BULKHEAD, ADDING LANDSCAPING PLAN, AND DISPLAYING RUNOFF.	BY: BPP
SURVEY: JRF	RECORD DRAWING	DATE: 01/15/25
DESIGN: OBCA	PRELIMINARY	JOB#: 2025-51
DRAWN: BPP	SKETCH/CONCEPT	FILE: S6
CHECKED: OBCA		PLAN SHEET #
SCALE: 1"=10'		
O'LEARY-BURKE CIVIL ASSOCIATES, PLC		30 BROWNS COURT
13 CORPORATE DRIVE ESSEX, VT 05732 PHONE: 878-9989 FAX: 878-9989 E-MAIL: obca@olearyburke.com		BROWNS COURT RICHMOND, VT
SITE PLAN		1