

Q:\2020 Drawings\2022-23 - Bob Avondis, Richmond\Current\C-1 Overall Site Plan.dwg PlotDate: 4/7/2022 1:55:25 PM

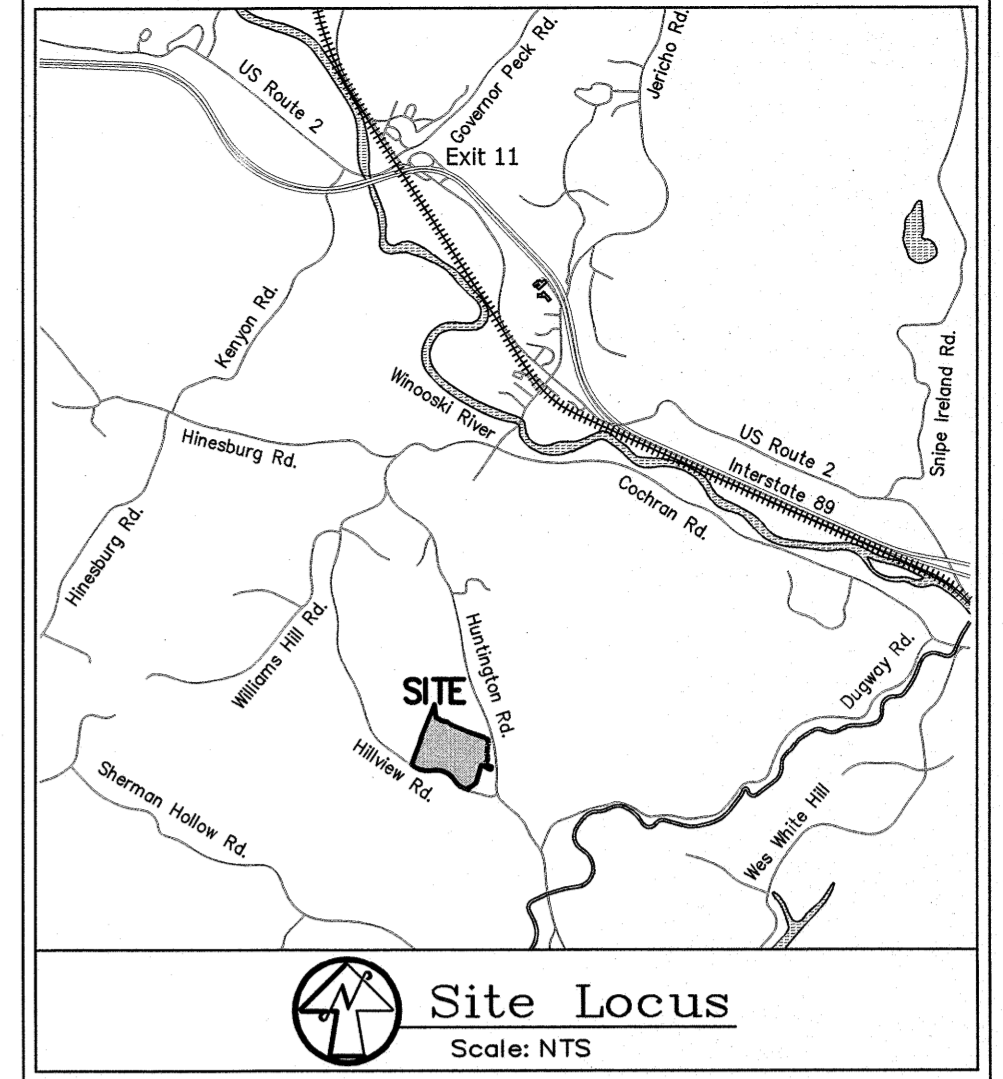
GENERAL NOTES

RECORD OF OWNERSHIP
 Hillview Heights, LLC
 1 Green Tree Drive
 South Burlington, VT 05403

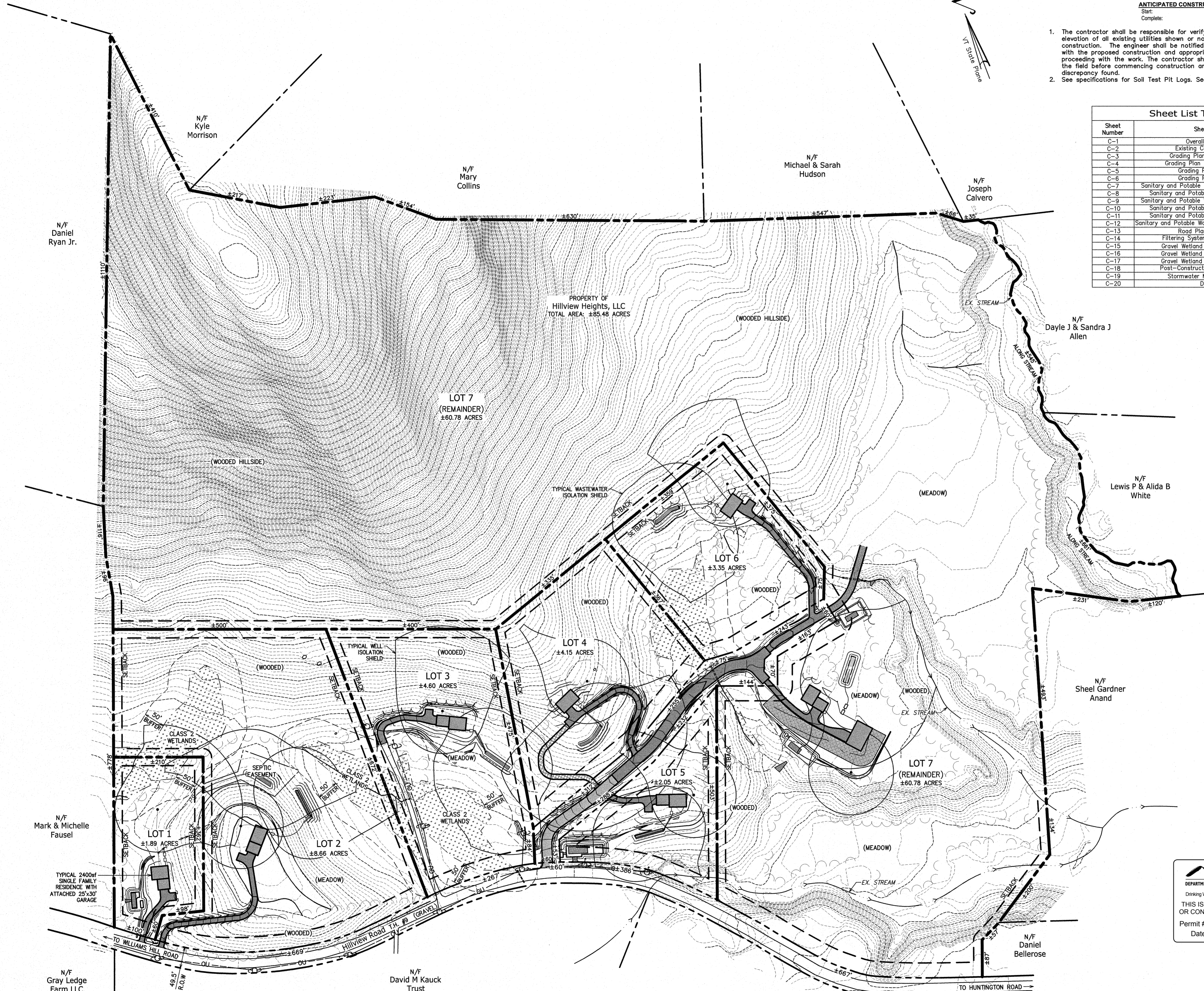
TOPOGRAPHY PROVIDED BY:
 CROSS CONSULTING ENGINEERS, P.C.
 103 FAIRFAX ROAD
 ST. ALBANS, VT 05478

ANTICIPATED CONSTRUCTION SCHEDULE:
 Start: Spring 2022
 Complete: Fall 2024

- The contractor shall be responsible for verifying and determining the location, size and elevation of all existing utilities shown or not shown on this plan prior to the start of construction. The engineer shall be notified, in writing, of any utilities found interfering with the proposed construction and appropriate remedial action shall be taken before proceeding with the work. The contractor shall verify all dimensions and elevations in the field before commencing construction and notify the engineer, in writing, of any discrepancy found.
- See specifications for Soil Test Pit Logs. See sheet C-2 for test pit locations.



Sheet Number	Sheet Title
C-1	Overall Site Plan
C-2	Existing Conditions Plan
C-3	Grading Plan - Lots 1 & 2
C-4	Grading Plan - Lots 3, 4 & 5
C-5	Grading Plan - Lot 7
C-6	Grading Plan - Lot 6
C-7	Sanitary and Potable Water Plan - Lots 1 & 2
C-8	Sanitary and Potable Water Plan - Lot 3
C-9	Sanitary and Potable Water Plan - Lots 4 & 5
C-10	Sanitary and Potable Water Plan - Lot 7
C-11	Sanitary and Potable Water Plan - Lot 6
C-12	Sanitary and Potable Water Specifications & Details
C-13	Road Plan and Profile
C-14	Filtering System Plan and Profile
C-15	Gravel Wetland 1 Plan and Profile
C-16	Gravel Wetland 2 Plan and Profile
C-17	Gravel Wetland 3 Plan and Profile
C-18	Post-Construction Soil Depth Plan
C-19	Stormwater Maintenance Plan
C-20	Details



	LEGEND	
	EXISTING	PROPOSED
DRAINAGE MANHOLE		
CATCH BASIN		
END SECTION		
SEWER MANHOLE		
SEWER CLEANOUT		
HYDRANT		
END CAP		
CURB STOP		
GATE VALVE		
WELL		
UTILITY POLE		
GUY WIRE		
LIGHT POLE		
WALL PACK LIGHT		
TRANSFORMER BOX		
TELEPHONE BOX		
ELEVATION BENCHMARK		
PROPERTY LINE		
RIGHT-OF-WAY		
CENTERLINE OF ROAD		
STORMDRAIN		
UNDERDRAIN		
GRAVITY SANITARY SEWER		
PRESSURE SANITARY SEWER		
WATER MAIN/SERVICE		
GAS MAIN/SERVICE		
OVERHEAD UTILITY		
UNDERGROUND UTILITY		
OVERHEAD ELECTRICAL		
UNDERGROUND ELECTRICAL		
OVERHEAD TELEPHONE		
UNDERGROUND TELEPHONE		
STREAM/DRAINAGE SWALE		
WETLAND DELINEATION		
WETLAND BUFFER		
EDGE OF WOODS		
CONTOURS		

NOTE: LEGEND MAY INCLUDE SYMBOLS AND LINES NOT RELEVANT TO THIS PROJECT

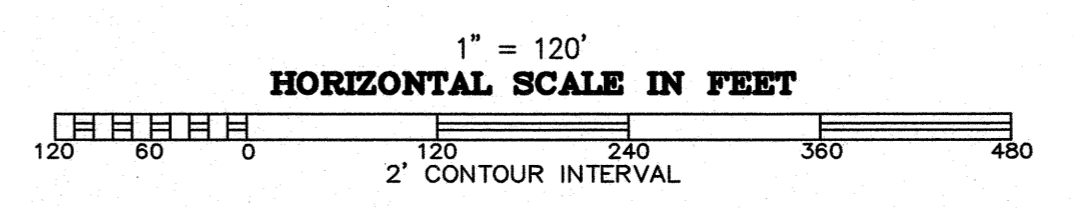
TOWN OF RICHMOND ZONING DATA

ZONING DISTRICT: Agricultural/Residential (AR)
 ZONING OVERLAY: Special Flood Hazard Area (SFHA)
 EXISTING LAND USE: Residential and Agricultural
 PROPOSED LAND USE: Residential and Agricultural

	Requirements	Proposed
Min. Lot Area	1 acre	>1.89 acres
Min. Lot Width	50 FT	>100 FT
Front Yard Setback	35 FT	>35 FT
Side Yard Setback	20 ft	>50 FT
Rear Yard Setback	20 ft	>50 FT
Max. Lot Coverage	30%	<10%
Max. Building Height	35 ft	<35 FT

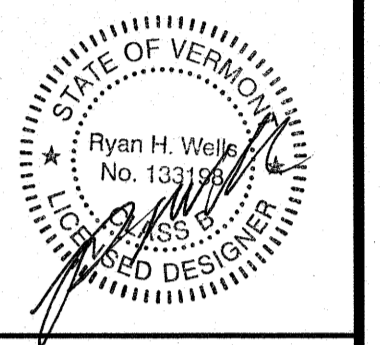
Source: Town of Richmond Land Development Regulations, 2020

VERMONT
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Drinking Water & Groundwater Protection Division
 THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
 Permit #: WW-4-5538
 Date: 04/21/2022



PROJECT: 20029
 DATE: February 23, 2022
 DESIGN: PJG
 DRAWN: RHW/NRB
 CHECKED: PJG
 APPROVED: PJG

Tel: 802-524-2113
 Fax: 802-524-9681
CROSS CONSULTING ENGINEERS, P.C.
 103 FAIRFAX RD.
 ST. ALBANS, VERMONT 05478
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Overall Site Plan

Hillview Heights, LLC
 South Burlington, VT
Hillview Heights Subdivision
 Hillview Road
 Richmond, VT

CIVIL
C-1
 PERMITTING
 SHEET C-1 OF 20