LEGEND

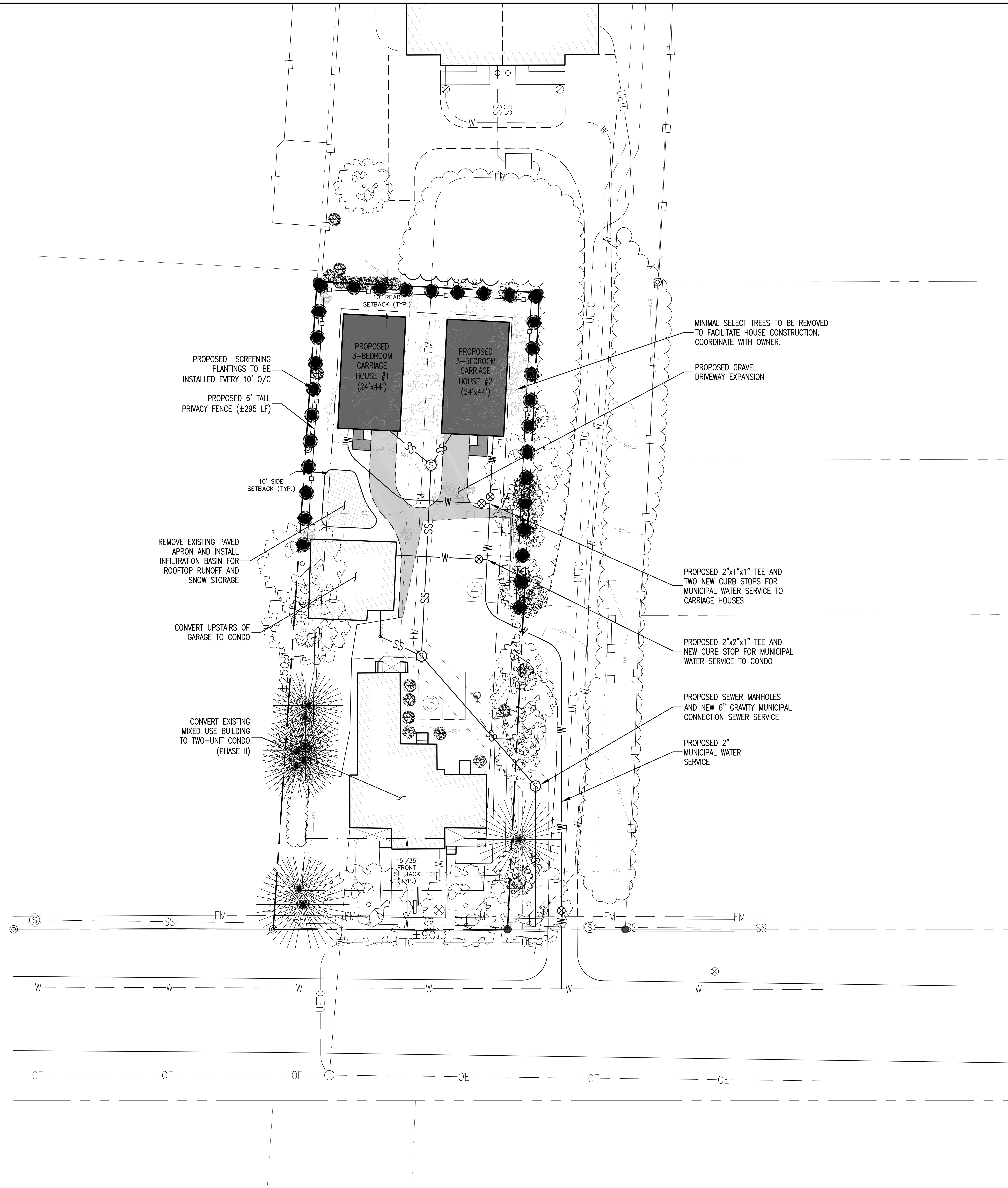
985	EXISTING CONTOUR
985	PROPOSED CONTOUR
	APPROXIMATE PROPERTY LINE
	APPROXIMATE SETBACK LINE
	APPROXIMATE EASEMENT LINE
SS	APPROXIMATE GRAVITY SEWER LINE
FM	APPROXIMATE SEWER FORCE MAIN
W	APPROXIMATE WATER LINE
OE	APPROXIMATE OVERHEAD ELECTRICAL LINE
UE	APPROXIMATE UNDERGROUND ELECTRICAL LINE
G	APPROXIMATE GAS LINE
	FENCE
	DRAINAGE SWALE/DITCH
	APPROXIMATE EDGE OF WOODS
	DECIDUOUS TREE
	CONIFEROUS TREE
S	SEWER MANHOLE
	WATER VALVE
W	DRILLED WELL
	POWER POLE
	GUY WIRE
	LIGHT POLE
	GAS VALVE
	SIGN POST
	IRON PIPE/ROD FOUND/SET
	CONCRETE MONUMENT FOUND
	PROJECT BENCHMARK

SEE SHEET C1.0, NOTE 12

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



ZONING REQUIREMENTS

ZONING DISTRICT: VILLAGE ZONING DISTRICT (VZD)
OVERLAY DISTRICTS: HISTORIC DESIGN REVIEW
LOT SIZE: 0.50 AC.

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MAXIMUM DENSITY (D.U./AC.) –	N/A	N/A	N/A
MINIMUM LOT FRONTAGE (FT) –	30	90.3	45.4
MINIMUM/MAXIMUM FRONT YARD SETBACK (FT) –	15/35	31	31
MINIMUM SIDE YARD SETBACK (FT) –	10	4*	4*
MINIMUM REAR YARD SETBACK (FT) –	10	99	10
MAXIMUM BUILDING HEIGHT (FT) –	36	<36	<36

NOTE: * DENOTES EXISTING NON-CONFORMING DIMENSION THIS APPLICATION SEEKS TO MAINTAIN.

DESIGN FLOW CALCULATIONS

EXISTING WATER DEMAND –	
– EXISTING HOUSE –	
– 1 BEDROOM APARTMENT @ 140 GPD/BEDROOM =	140 GPD
– OFFICE SPACE – 6 EMPLOYEES @ 15 GPD/EMPLOYEE =	90 GPD
– TOTAL EXISTING WATER DEMAND =	230 GPD
PROPOSED WATER DEMAND –	
– RENOVATED EXISTING HOUSE –	
– 2 UNITS @ 360 GPD/UNIT =	720 GPD
– RENOVATED GARAGE –	
– 1 UNIT @ 360 GPD/UNIT =	360 GPD
– PROPOSED CARRIAGE HOUSE #1 –	
– 1 UNIT @ 360 GPD/UNIT =	360 GPD
– PROPOSED CARRIAGE HOUSE #2 –	
– 1 UNIT @ 360 GPD/UNIT =	360 GPD
– TOTAL PROPOSED WATER DEMAND =	1,800 GPD
EXISTING WASTEWATER FLOW –	
– EXISTING HOUSE –	
– 1 BEDROOM APARTMENT @ 140 GPD/BEDROOM =	140 GPD
– OFFICE SPACE – 6 EMPLOYEES @ 15 GPD/EMPLOYEE =	90 GPD
– TOTAL EXISTING WASTEWATER FLOW =	230 GPD
PROPOSED WASTEWATER FLOW –	
– RENOVATED EXISTING HOUSE –	
– 2 UNITS @ 210 GPD/UNIT =	420 GPD
– RENOVATED GARAGE –	
– 1 UNIT @ 210 GPD/UNIT =	210 GPD
– PROPOSED CARRIAGE HOUSE #1 –	
– 1 UNIT @ 210 GPD/UNIT =	210 GPD
– PROPOSED CARRIAGE HOUSE #2 –	
– 1 UNIT @ 210 GPD/UNIT =	210 GPD
– TOTAL PROPOSED WASTEWATER FLOW =	1,050 GPD

CATAMOUNT
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802-598-8081 | www.ccevt.com

OWNERS:

Knowles, Blair
7997 Williston Rd.
Williston, VT 05495

PROJECT:

Proposed Planned Unit Development
7997 Williston Rd.
Williston, VT 05495

SHEET TITLE:

Proposed Conditions Site Plan

LOCATION MAP 1" = ±2,000'

- ☒ PRELIMINARY
- ☐ FINAL
- ☐ NOT FOR CONSTRUCTION
- ☐ FOR CONSTRUCTION

PROJECT NO.: 25029
DATE: APRIL 25, 2025
SCALE: 1" = 20'

REV. NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:

C2.0