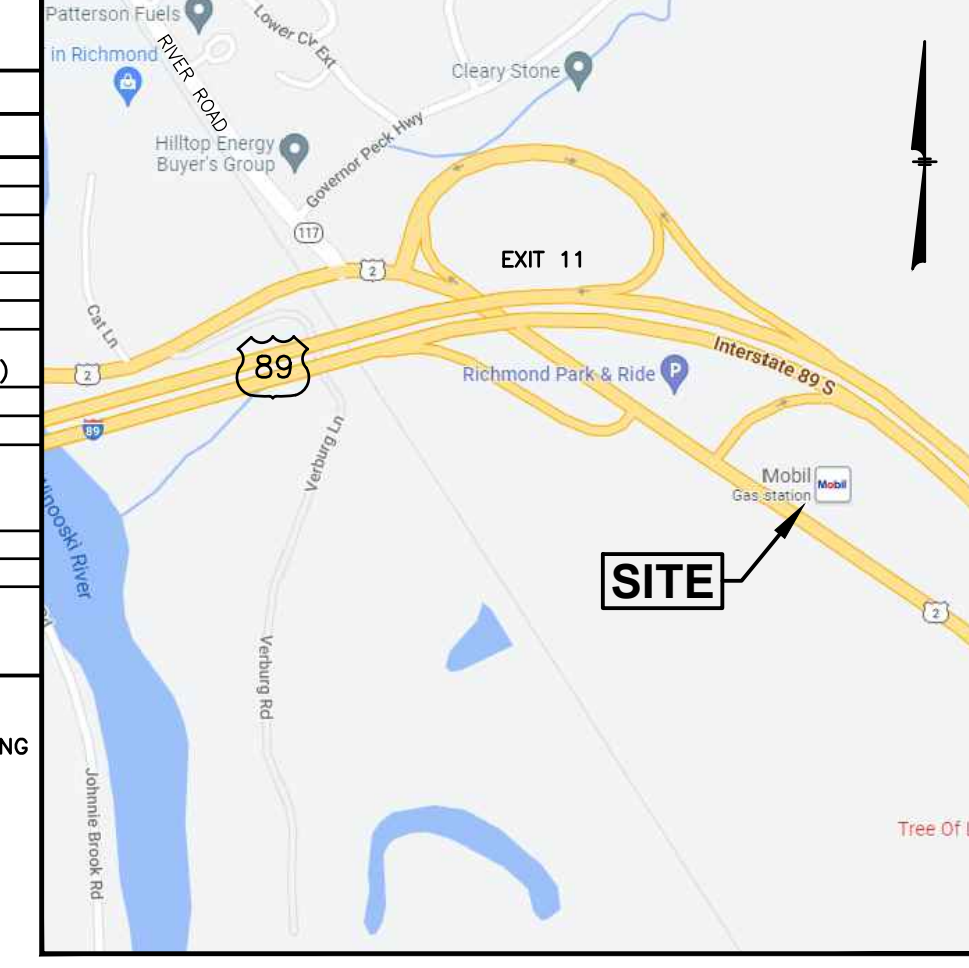


TABLE OF ZONING REGULATIONS - RICHMOND, VT

DESCRIPTION	ZONE: INDUSTRIAL/ COMMERCIAL (IC)		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA - Sq. Ft.	43,560 SF	183,724 SF	183,724 SF
MINIMUM LOT FRONTAGE	110'	820'	820'
MINIMUM FRONT YARD BUILDING SETBACK	50'	68' (CANOPY)	50.2' (CANOPY)
MINIMUM SIDE YARD BUILDING SETBACK	15' (PRINCIPAL) / 10' (ACCESSORY)	107' (C-STORE)	113' (CANOPY)
MINIMUM REAR YARD BUILDING SETBACK	15' (PRINCIPAL) / 10' (ACCESSORY)	140' (C-STORE)	91' (C-STORE)
PARKING SPACE DIMENSIONS	9'x18'	9'x18'	9'x18'
MINIMUM NUMBER PARKING SPACES	C-STORE = 7.5 SPACES PER 1,000 SF GFA REQUIRED = 4,050 SF x 7.5/1,000 = 31 SPACES	12 PARKING SPACES (INCLUDING 8 AT THE PUMPS)	31 PARKING SPACES (INCLUDING 8 AT THE PUMPS)
MAXIMUM BUILDING HEIGHT	35'	< 35'	< 35'
MAXIMUM LOT COVERAGE	60% *	10.6% (19,552 SF)	14.5% (26,557 SF)
FREESTANDING SIGN AREA, HEIGHT+SETBACK	24 SF PER FACE, 10 FT. MAX., OUTSIDE ROW	-	24 SF, 8' HIGH, EXTERNALLY ILLUMINATED
WALL SIGN AREA	NOT ALLOWED IF FREESTANDING SIGN IS PROPOSED	NONE	NONE
LOADING SPACE REQUIREMENTS	15'x25'	-	15'x25'
WETLAND BUFFER ZONE **	50'	81' (BLDG) 27' (PAVEMENT) 19' (SEPTIC)	81' (BLDG) 27' (PAVEMENT) 19' (SEPTIC)

* INCLUDES STRUCTURES, PARKING AREAS, WALKWAYS, DRIVEWAYS, AND OTHER IMPERVIOUS AREAS WITHIN THE GROUND AREA OF A LOT.
 ** PER ZONING SECTION 6.9.5, THE DEVELOPMENT REVIEW BOARD MAY APPROVE THE RECONSTRUCTION, REPLACEMENT OR RELOCATION OF A NONCONFORMING STRUCTURE AND EXISTING IMPERVIOUS SURFACES THAT EXTEND INTO, OR FURTHER INTO, A WETLAND OR WETLAND BUFFER PROVIDED THAT A PERMIT APPROVING SUCH DEVELOPMENT IS ISSUED BY THE STATE WETLANDS PROGRAM.



LOCATION MAP
(NOT TO SCALE)

NOTES:

- EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
- PARCEL: MAP 3, LOT WM1436
- ZONING DISTRICT: INDUSTRIAL/ COMMERCIAL (IC)
(FLOOD OVERLAY DISTRICT - SPECIAL FLOOD HAZARD AREA)
- LOT AREA: = 183,724± Sq.Ft.
= 4.216± Ac.
- EXISTING USE: RETAIL MOTOR FUEL OUTLET WITH 1,514 SF CONVENIENCE STORE AND FUEL DISPENSING CANOPY WITH 4 DISPENSERS (8 FUELING LOCATIONS).
- PROPOSED USE: RETAIL MOTOR FUEL OUTLET WITH 4,050 SF CONVENIENCE STORE (INCLUDING A 640 SF QUICK SERVICE RESTAURANT), ONE FUEL DISPENSING CANOPY WITH 4 DISPENSERS (8 FUELING LOCATIONS), AND TWO (2) ELECTRIC VEHICLE CHARGING STATIONS.
- A CONDITIONAL USE PERMIT (CU2022-06) WAS ISSUED BY THE DEVELOPMENT REVIEW BOARD (DRB) ON AUGUST 23, 2022 TO ALLOW THE FOLLOWING:
 - A RETAIL BUSINESS IN THE IC DISTRICT
 - A VEHICLE FUELING STATION IN THE IC DISTRICT
 - SUBSTANTIAL IMPROVEMENTS WITHIN THE SPECIAL FLOOD HAZARD AREA
- ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS REVISED IN 2010.
- THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF RICHMOND AND THE STATE OF VERMONT.
- THE SURVEY TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) ZONE AE, WITH BASE FLOOD ELEVATIONS DETERMINED, PER FLOOD INSURANCE RATE MAP NUMBER 50007C0292E, WITH AN EFFECTIVE DATE OF AUGUST 4, 2014.
- A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- PROPOSED SNOW STORAGE AREAS ARE AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- ALL UNDERGROUND FUEL STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT VTDEC AND E.P.A. REGULATIONS.
- ACT250 PERMIT AMENDMENT REQUIRED FROM STATE OF VERMONT NATURAL RESOURCES BOARD (CURRENT PERMIT 4C0042-3 DATED 2003).
- SOLAR PANELS WILL BE PROVIDED ON THE BUILDING ROOF AND CANOPY.

PLAN REFERENCES:

- WASTEWATER PLANS - "SUMMIT DISTRIBUTING 1436 WEST MAIN STREET RICHMOND VERMONT" PLANS PREPARED BY TRUDELL CONSULTING ENGINEERS (TCE), AS REVISED.

GPI Engineering
Design
Planning
Construction Management
403.893.0720
GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
SUMMIT DISTRIBUTING, LLC
240 MECHANIC STREET
LEBANON, NH 03766

PROPOSED REDEVELOPMENT
ASSESSORS MAP 3 LOT WM1436
1436 WEST MAIN STREET
RICHMOND, VERMONT

REVISIONS		
NO.	REVISION	DATE
3	REV. CONC. PAD FOR DRAINAGE SYSTEM	7/6/23
2	ADD BIKE RACK & REVISE CANOPY	3/23/23
1	REV. SIGNAGE	6/24/22
NO.	REVISION	DATE

JUNE 22, 2022
 DRAWN/DESIGN BY: SJB
 CHECKED BY: HS

SITE PLAN

SCALE: 1"=20'

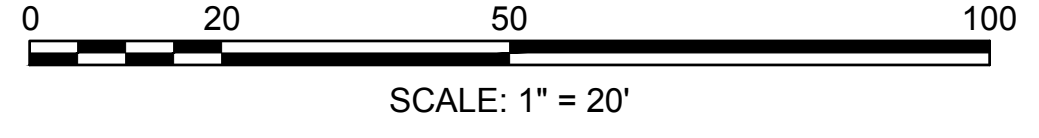
NEX-465419

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LEGEND

VCC	VERTICAL CONCRETE CURB	ROOF DRAIN	ROOF DRAIN
DSLY	DOUBLE SOLID LINE YELLOW	CLEANOUT	CLEANOUT
SSLW	SINGLE SOLID LINE WHITE	VENT	VENT
c	GAS LINE	SPOT ELEVATION	SPOT ELEVATION
w	WATER LINE	CONTOUR ELEVATION	CONTOUR ELEVATION
U	UTILITY POLE	METAL GUARDRAIL	METAL GUARDRAIL
G	GUY WIRE	TREELINE	TREELINE
EM	ELECTRIC METER	TREE	TREE
MW	MONITORING WELL	SIGN	SIGN
LP	LIGHT POLE	BOLLARD	BOLLARD
OW	OVERHEAD WIRE	WETLAND LINE	WETLAND LINE
PB	PULL BOX	DITCH LINE	DITCH LINE
GV	GAS VALVE	EASEMENT LINE	EASEMENT LINE
CB	CATCH BASIN	PROPERTY LINE	PROPERTY LINE
W	WELL	ABUTTER PROPERTY LINE	ABUTTER PROPERTY LINE
PS	NUMBER OF PARKING SPACES	BUILDING SETBACK	BUILDING SETBACK
T.D.	TIP DOWN CURB		



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