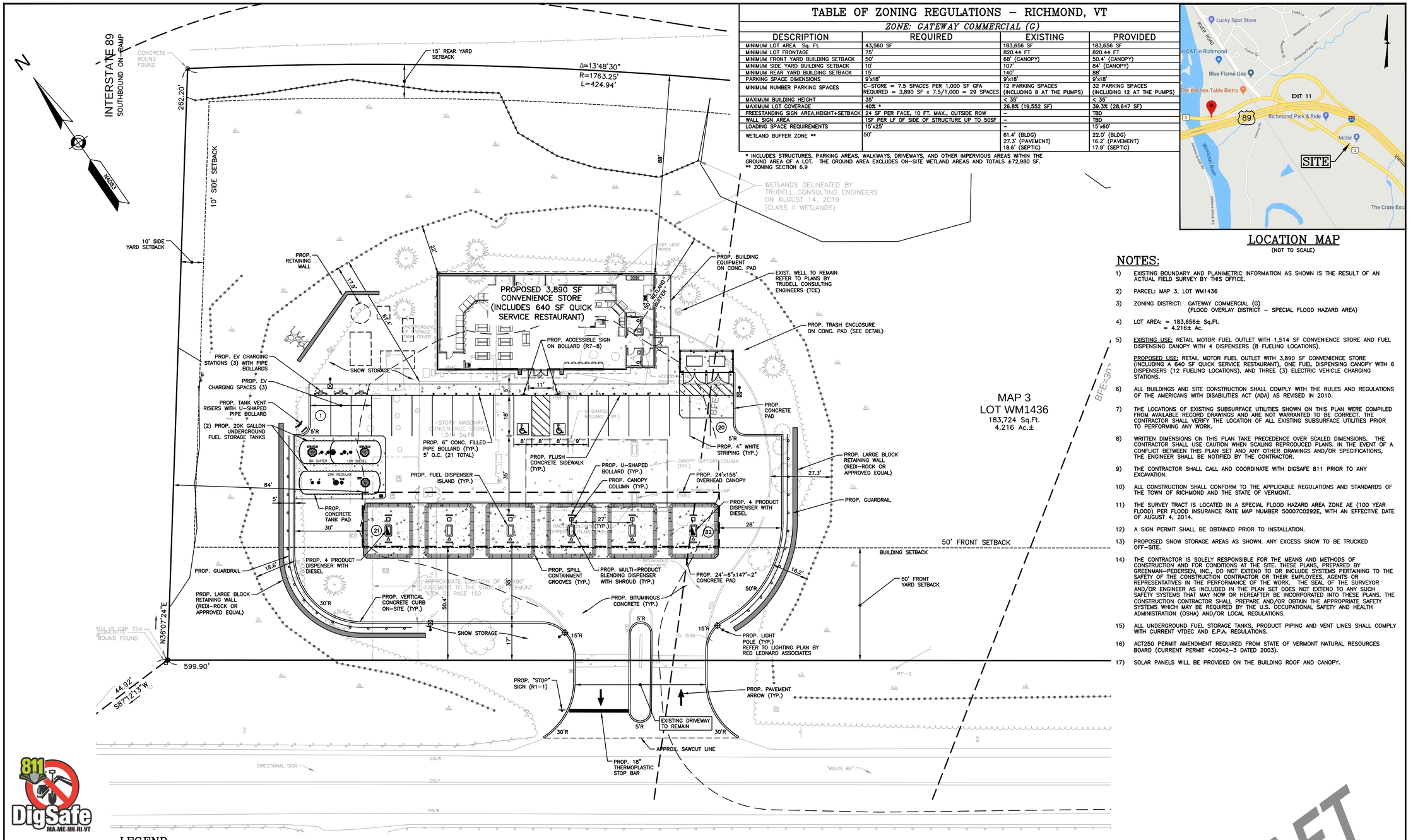
TABLE OF ZONING REGULATIONS – RICHMOND, VT

ZONE: GATEWAY COMMERCIAL (G)

DESCRIPTION	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA Sq. Ft.	43,560 SF	183,656 SF	183,656 SF
MINIMUM LOT FRONTAGE	75'	820.44 FT	820.44 FT
MINIMUM FRONT YARD BUILDING SETBACK	50'	68' (CANOPY)	50.4' (CANOPY)
MINIMUM SIDE YARD BUILDING SETBACK	10'	107'	84' (CANOPY)
MINIMUM REAR YARD BUILDING SETBACK	15'	140'	88'
PARKING SPACE DIMENSIONS	9'x18'	9'x18'	9'x18'
MINIMUM NUMBER PARKING SPACES	C-STORE = 7.5 SPACES PER 1,000 SF GFA REQUIRED = 3,890 SF x 7.5/1,000 = 29 SPACES	12 PARKING SPACES (INCLUDING 8 AT THE PUMPS)	32 PARKING SPACES (INCLUDING 12 AT THE PUMPS)
MAXIMUM BUILDING HEIGHT	35'	< 35'	< 35'
MAXIMUM LOT COVERAGE	40% *	26.8% (19,552 SF)	39.3% (28,647 SF)
FREESTANDING SIGN AREA,HEIGHT+SETBACK	24 SF PER FACE, 10 FT. MAX., OUTSIDE ROW	–	TBD
WALL SIGN AREA	1SF PER LF OF SIDE OF STRUCTURE UP TO 50SF	–	TBD
LOADING SPACE REQUIREMENTS	15'x25'	–	15'x60'
WETLAND BUFFER ZONE **	50'	61.4' (BLDG) 27.3' (PAVEMENT) 18.6' (SEPTIC)	22.0' (BLDG) 16.2' (PAVEMENT) 17.9' (SEPTIC)

* INCLUDES STRUCTURES, PARKING AREAS, WALKWAYS, DRIVEWAYS, AND OTHER IMPERVIOUS AREAS WITHIN THE GROUND AREA OF A LOT. THE GROUND AREA EXCLUDES ON-SITE WETLAND AREAS AND TOTALS ±72,980 SF.
** ZONING SECTION 6.9



LOCATION MAP

(NOT TO SCALE)

NOTES:

1) EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
2) PARCEL: MAP 3, LOT WM1436
3) ZONING DISTRICT: GATEWAY COMMERCIAL (G) (FLOOD OVERLAY DISTRICT – SPECIAL FLOOD HAZARD AREA)
4) LOT AREA: = 183,656± Sq.Ft. = 4.216± Ac.
5) 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 3,890 SF CONVENIENCE STORE (INCLUDING A 640 SF QUICK SERVICE RESTAURANT), ONE FUEL DISPENSING CANOPY WITH 6 DISPENSERS (12 FUELING LOCATIONS), AND THREE (3) ELECTRIC VEHICLE CHARGING STATIONS.
6) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS REVISED IN 2010.
7) 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.
8) 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.
9) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
10) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF RICHMOND AND THE STATE OF VERMONT.
11) THE SURVEY TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AE (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 50007C0292E, WITH AN EFFECTIVE DATE OF AUGUST 4, 2014.
12) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
13) PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
14) 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.
15) ALL UNDERGROUND FUEL STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT VTDEC AND E.P.A. REGULATIONS.
16) ACT250 PERMIT AMENDMENT REQUIRED FROM STATE OF VERMONT NATURAL RESOURCES BOARD (CURRENT PERMIT 4C0042-3 DATED 2003).
17) SOLAR PANELS WILL BE PROVIDED ON THE BUILDING ROOF AND CANOPY.

LEGEND

VCC	VERTICAL CONCRETE CURB	RD	ROOF DRAIN
DSLY	DOUBLE SOLID LINE YELLOW	CO	CLEANOUT
SSLW	SINGLE SOLID LINE WHITE	V	VENT
G	GAS LINE	1.4x149	SPOT ELEVATION
W	WATER LINE	90	CONTOUR ELEVATION
	UTILITY POLE		METAL GUARDRAIL
	GUY WIRE		TREELINE
EM	ELECTRIC METER		TREE
MW	MONITORING WELL		SIGN
	LIGHT POLE		BOLLARD
	OVERHEAD WIRE		WETLAND LINE
PB	PULL BOX		DITCH LINE
GV	GAS VALVE		EASEMENT LINE
	CATCH BASIN		PROPERTY LINE
W	WELL		ABUTTER PROPERTY LINE
			BUILDING SETBACK

OWNER OF RECORD:

WM1436
SUMMIT DISTRIBUTING LLC
240 MECHANIC STREET
LEBANON, NH 05477
BOOK 172 PAGE 74

DRAFT 10-29-20

0 20 50 100
SCALE: 1" = 20'

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
SUMMIT DISTRIBUTING, LLC
240 MECHANIC STREET
LEBANON, NH 05477

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

REVISIONS		
NO.	REVISION	DATE

SEPTEMBER 17, 2020

DRAWN/DESIGN BY	CHECKED BY
SJB	HS

CONCEPTUAL SITE PLAN

SCALE: 1"=20'

NEX-465419

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