

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

1436 WEST MAIN STREET
WEST MAIN STREET - ROUTE 2
RICHMOND, VT

REVISIONS

NO.	REVISION	DATE

SUBMISSION DATE

NO.	REVISION	DATE

DRAWN/DESIGN BY: AKC CHECKED BY: JPB

EXISTING
CONDITIONS
PLAN

SCALE: 1"=30'
NEX-0465419.00
1 OF XX

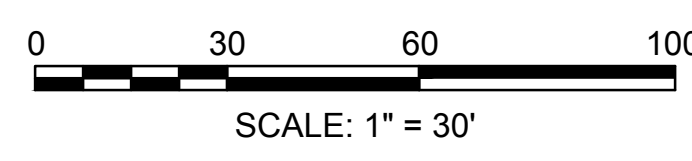
WEST MAIN STREET - ROUTE 2
(PUBLIC - VARIABLE WIDTH)

- NOTES:**
- 1) ZONE: GATEWAY COMMERCIAL DISTRICT (G)
MIN. LOT SIZE: 43,560 Sq.Ft. (1 ACRE)
MIN. LOT FRONTAGE: 75 Ft.
SETBACKS:
FRONT: 50 Ft.
SIDE: 10 Ft.
REAR: 15 Ft.
REFER TO THE TOWN OF RICHMOND ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES. THE ZONING INFORMATION SHOWN HEREON IS BASED ON A REVIEW OF THE RICHMOND ZONING ORDINANCE.
 - 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN AUGUST 13 AND AUGUST 14, 2019.
 - 3) WETLAND FLAGS WERE DELINEATED BY TRUDELL CONSULTING ENGINEERS ON AUGUST 14, 2019 AND LOCATED BY THIS OFFICE.
 - 4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 14, 2019.
 - 5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 14, 2019.
 - 6) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
 - 7) THE SURVEY TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) ZONE AE PER FLOOD INSURANCE RATE MAP NUMBER 50007C0292E, WITH AN PRELIMINARY REVISED DATE OF SEPTEMBER 11, 2013.
 - 8) NO CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS SURVEY.

- PLAN REFERENCES:**
- 1) "ALTA/ACSM LAND TITLE SURVEY;" PREPARED FOR BREED PROPERTIES II; PREPARED BY PATHWAYS COUNSULTING, LLC; SCALE:1"=50'; DATED: NOVEMBER 16, 2004 PROVIDED BY CLIENT.
 - 2) STATE OF VERMONT AGENCY OF TRANSPORTATION US ROUTE 2 STATUTORY SURVEY, RICHMOND, CHITTENDEN COUNTY, VT PREPARED BY HORIZONS ENGINEERING DATED 10/4/2019.
 - 3) "SUMMIT DISTRIBUTING 1436 WEST MAIN STREET RICHMOND VERMONT" PLANS PREPARED BY TRUDELL CONSULTING ENGINEERS REVISED THROUGH 2/25/2020.

OWNER OF RECORD:
WM1436
SUMMIT DISTRIBUTING, LLC
240 MECHANIC STREET
LEBANON, NH 05477
BOOK 172 PAGE 74

DRAFT
11/3/2020



LEGEND

VCC	VERTICAL CONCRETE CURB	○	CLEANOUT
DSLY	DOUBLE SOLID LINE YELLOW	○	VENT
SSLW	SINGLE SOLID LINE WHITE	○	SPOT ELEVATION
c	GAS LINE	○	CONTOUR ELEVATION
w	WATER LINE	○	METAL GUARDRAIL
U	UTILITY POLE	○	TREELINE
G	GUY WIRE	○	TREE
EM	ELECTRIC METER	○	SIGN
M	MONITORING WELL	○	BOLLARD
L	LIGHT POLE	○	WETLAND LINE (FIELD LOCATED)
O	OVERHEAD WIRE	○	WETLAND LINE (APPROXIMATE)
PB	PULL BOX	○	DITCH LINE
GV	GAS VALVE	○	EASEMENT LINE
RD	ROOF DRAIN	○	PROPERTY LINE
W	WELL	○	ABUTTER PROPERTY LINE
CB	CATCH BASIN	○	BUILDING SETBACK
RD	ROOF DRAIN	○	FLOOD ZONE LINE

F:\Projects\CAD\465419\465419.dwg ECP 11/03/20 5:27pm acamm