

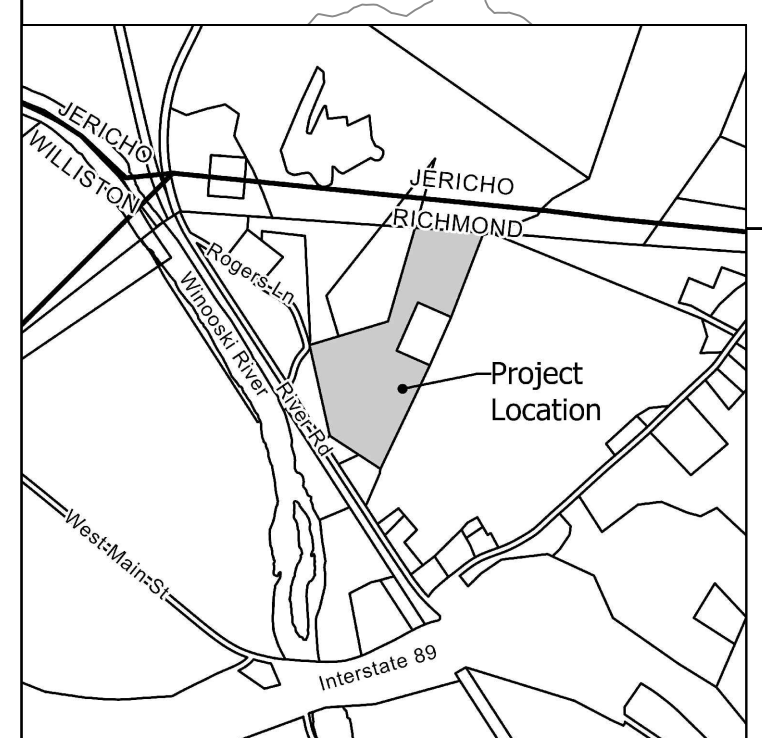
Proposed area of Excavation of 30CY below Base Flood Elevation for Floodplain Compensatory Storage per VTANR Requirement.

Proposed 1,470 S.F. Building Addition
FF CONC 303.7'
Estimated 30 CY Fill Below Base Flood Elevation (BFE) (303.8' NAVD 88)

Existing Fuel Tank and Dumpster

Proposed relocation of Fuel Tank. Proposed bottom of Fuel Tank at 303'. Tank shall be securely anchored to prevent flotation or lateral movement per Fig. 6.8-3 in Richmond Zoning Regulations.

Proposed relocation of dumpster out of the 100-year floodplain. Bottom at elevation 304'.



- Existing Features
 - Proposed Features
 - Existing Pond Features
 - FEMA 1% Chance Flood Zone (100yr)
 - Parcel Boundaries
 - 1-Foot Contours
 - 5-Foot Contours

30 0 10 30 FEET
 1 INCH = 30 FEET

- NOTES**
- Contours generated from 2017 VCGI Digital Elevation Model (0.7m)
 - Building footprints and elevations from Civil Engineering Associates Inc. 2015 Existing Conditions Site Plan.
 - Parking areas, pavement, utilities and stormwater mapping from 2007 Civil Engineering Associates Inc. 2007 Site and Grading Plan.
 - Proposed Addition digitized by FEA from 2022 Michael Dugan Additions and Renovations Plan.
 - Updated locations of Fuel Tank and Dumpster digitized by FEA.

LOT OWNER/APPLICANT -- J. HUTCHINS INC.
 LOT LOCATION: 88 ROGERS LANE, RICHMOND
 ZONING DISTRICT: COMMERCIAL, PORTION WITHIN FLOOD HAZARD OVERLAY

	REQUIRED	EXISTING	PROPOSED
LOT SIZE	1.0 AC*	25.51 AC	25.51 AC
BUILDING COVERAGE	n/a	13,280 S.F. = 1.2%	14,750 S.F. = 1.3%
SITE COVERAGE	n/a	76,759 S.F. (INCL. FARM RD)	UNCHANGED
TOTAL COVERAGE	50% MAX.	90,039 S.F. = 8.1%	UNCHANGED
SETBACKS			
FRONT	50' ALL STRUCTURES	>300'	295'
REAR	15' BLDG. / 10' ACC. BLDG.	158'	UNCHANGED
SIDE	15' BLDG. / 10' ACC. BLDG.	116'	101'
BUILDING HEIGHT	35' MAX.	32' APPROX.	26' APPROX.
PARKING	31 STANDARD & 1 HC	32 STANDARD & 1 HC	UNCHANGED

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PLANNED DEVELOPMENT
PROPERTY OF J. HUTCHINS, INC.
 88 ROGERS LANE
 RICHMOND, VERMONT
SITE PLAN FOR BUILDING ADDITION

PERMIT PLANS FOR TOWN CONDITIONAL USE APPROVAL
 NOT FOR CONSTRUCTION

22025	PROJ. NUMBER
June 7, 2022	DATE
AS SHOWN	SCALE
FCP	DRAWN
EPF	CHECKED
SHEET 1	SHEET NO.