

F:\Projects\CAD\465419\4654_SP-Render 6-24-22.dwg SP 7/07/22 10:55am ccoll



VCB	VERTICAL CONCRETE CURB	⊗	ROOF DRAIN
DSLY	DOUBLE SOLID LINE YELLOW	⊙	CLEANOUT
SSLYW	SINGLE SOLID LINE WHITE	⊖	VENT
G	GAS LINE	⊕	SPOT ELEVATION
W	WATER LINE	90	CONTOUR ELEVATION
U	UTILITY POLE	—	METAL GUARDRAIL
GUY	GUY WIRE	—	TREELINE
EM	ELECTRIC METER	—	TREE
⊕	MONITORING WELL	—	SIGN
⊙	LIGHT POLE	—	BOLLARD
—	OVERHEAD WIRE	—	WETLAND LINE
⊗	PULL BOX	—	DITCH LINE
⊗	GAS VALVE	—	EASEMENT LINE
⊗	CATCH BASIN	—	PROPERTY LINE
⊗	WELL	—	ABUTTER PROPERTY LINE
		—	BUILDING SETBACK

LEGEND

⊗	VERTICAL CONCRETE CURB	⊗	ROOF DRAIN
DSLY	DOUBLE SOLID LINE YELLOW	⊙	CLEANOUT
SSLYW	SINGLE SOLID LINE WHITE	⊖	VENT
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		—	BUILDING SETBACK

INTERSTATE 89
(PUBLIC - VARIABLE WIDTH)

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

TABLE OF ZONING REGULATIONS - RICHMOND, VT

ZONE: INDUSTRIAL/ COMMERCIAL (IC)

DESCRIPTION	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA - Sq. Ft.	43,560 SF	183,724 SF	183,724 SF
MINIMUM LOT FRONTAGE	100'	820'	820'
MINIMUM FRONT YARD BUILDING SETBACK	50'	68' (CANOPY)	51.2' (CANOPY)
MINIMUM SIDE YARD BUILDING SETBACK	15' (PRINCIPAL) / 10' (ACCESSORY)	107' (C-STORY)	113' (CANOPY)
MINIMUM REAR YARD BUILDING SETBACK	15' (PRINCIPAL) / 10' (ACCESSORY)	140' (C-STORY)	91' (C-STORY)
PARKING SPACE DIMENSIONS	9'x18'	9'x18'	9'x18'
MINIMUM NUMBER PARKING SPACES	C-STORY = 7.5 SPACES PER 1,000 SF OFA 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'	81.4' (BLDG)	15'x25'
WETLAND BUFFER ZONE **	50'	27.3' (PAVEMENT) 18.6' (SEPTIC)	26.7' (BLDG) 24.6' (PAVEMENT) 18.3' (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: = 183,656± 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.
- THE FOLLOWING CONDITIONAL USE PERMITS WILL BE REQUIRED FROM THE DEVELOPMENT REVIEW BOARD (DRB):
 - 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 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.

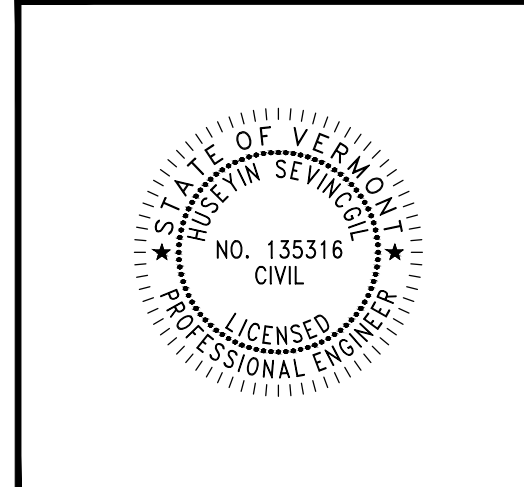
PLAN REFERENCES:

- WASTEWATER PLANS - "SUMMIT DISTRIBUTING 1436 WEST MAIN STREET RICHMOND VERMONT" PLANS PREPARED BY TRUDELL CONSULTING ENGINEERS REVISED THROUGH 2/25/2020.

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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
1	REV. SIGNAGE	6/24/22
JUNE 22, 2022		
DRAWN/DESIGN BY SJB		CHECKED BY HS

SITE PLAN

SCALE: 1"=20'

NEX-465419

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