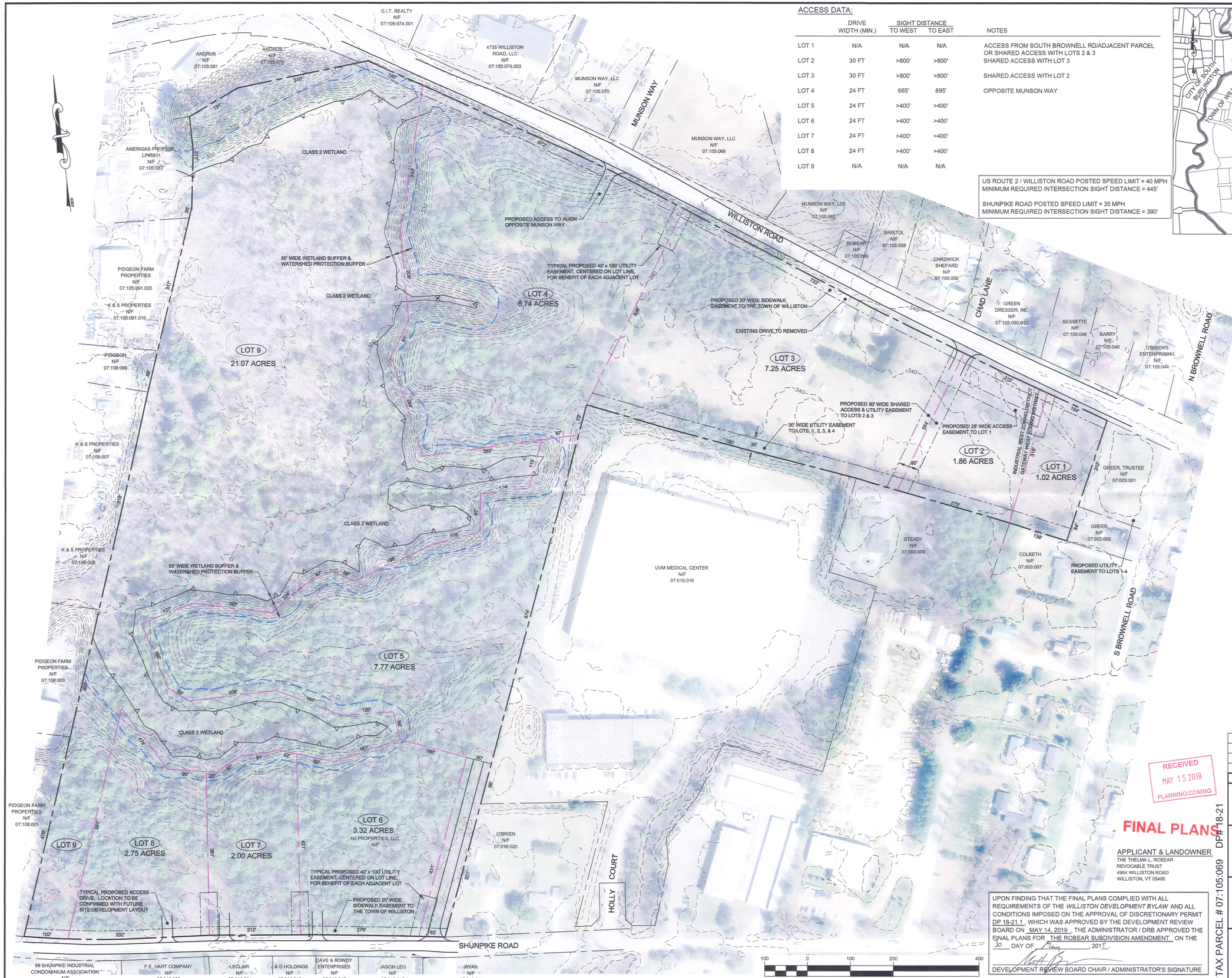
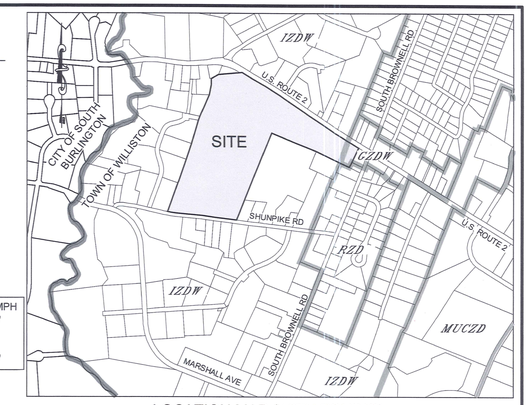


ACCESS DATA:

	DRIVE WIDTH (MIN.)	SIGHT DISTANCE TO WEST	SIGHT DISTANCE TO EAST	NOTES
LOT 1	N/A	N/A	N/A	ACCESS FROM SOUTH BROWNELL RD/ADJACENT PARCEL OR SHARED ACCESS WITH LOTS 2 & 3
LOT 2	30 FT	>800'	>800'	SHARED ACCESS WITH LOT 3
LOT 3	30 FT	>800'	>800'	SHARED ACCESS WITH LOT 2
LOT 4	24 FT	665'	895'	OPPOSITE MUNSON WAY
LOT 5	24 FT	>400'	>400'	
LOT 6	24 FT	>400'	>400'	
LOT 7	24 FT	>400'	>400'	
LOT 8	24 FT	>400'	>400'	
LOT 9	N/A	N/A	N/A	

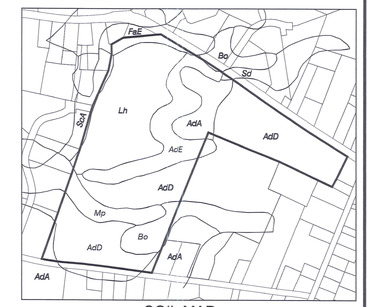
US ROUTE 2 / WILLISTON ROAD POSTED SPEED LIMIT = 40 MPH
MINIMUM REQUIRED INTERSECTION SIGHT DISTANCE = 445'

SHUNPIKE ROAD POSTED SPEED LIMIT = 35 MPH
MINIMUM REQUIRED INTERSECTION SIGHT DISTANCE = 390'



LOCATION MAP (WITH ZONING)

N.T.S.



SOIL MAP

N.T.S.

LEGEND	SOIL DESCRIPTION	LEGEND	SOIL DESCRIPTION
AdA	ADAMS & WINDSOR LOAMY SAND, 0-5% SLOPES	Mp	MUCK AND PEAT
AdD	ADAMS & WINDSOR LOAMY SAND, 12-30% SLOPES	Lh	LIVINGSTON CLAY
AdE	ADAMS & WINDSOR LOAMY SAND, 30-60% SLOPES	ScA	SCANTIC SILT LOAM, 0-2% SLOPES
Bo	BLOWN-OUT LAND	Sd	SCARBORO LOAM
FaE	FARMINGTON EXTREMELY ROCKY LOAM, 20-60% SLOPES		

PARCEL DATA

PARCEL NUMBER:	07:105:069.000
TOTAL PROJECT AREA:	55.78 ACRES
ZONING DISTRICT:	INDUSTRIAL ZONING DISTRICT WEST GATEWAY WEST ZONING DISTRICT
MINIMUM LOT AREA:	NONE
MINIMUM LOT FRONTAGE:	40 FEET
BUILDING SETBACKS:	FRONT YARD: 35 FEET IZDW 25 FEET GZDW
MAX. BUILDING HEIGHT:	36 FEET
UTILITIES:	MUNICIPAL WATER & SANITARY SEWER (EFFLUENT) ONSITE STORMWATER INFILTRATION

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PRESENT THE GENERAL LAYOUT OF THE PROPOSED SUBDIVISION. SEE SUBDIVISION PLAT FOR BOUNDARY INFORMATION.

2. SEE SUBDIVISION PLAN FOR EASEMENT INFORMATION.

3. WETLAND DELINEATION PERFORMED BY PETER SPEAR, NATURAL RESOURCE CONSULTING SERVICES, IN THE FALL OF 2016. THE WETLAND DELINEATION WAS ACCEPTED BY THE VT WETLANDS OFFICE ON 12-06-16.

Date	Revision	By
03-14-19	REVISE LOTS 1-4 & 8-9 PROPERTY LINES/AREAS	ABR
01-18-19	SHARED ACCESS EASEMENT TO LOTS 1, 2, & 3	ABR
12-13-18	REVISE TO TWO ACCESS DRIVES ON US RT 2	ABR
11-01-18	REVISE LOTS 5 & 9, ADD EASE AT LOTS 5 & 6	ABR

RECEIVED
MAY 15 2019
PLANNING/ZONING

These plans shall only be used for the purpose shown below:

- [ ] Sketch/Concept
- [ ] Preliminary
- [x] Final Local Review
- [ ] Act 250 Review
- [ ] Construction
- [ ] Record Drawing

FINAL PLANS

APPLICANT & LANDOWNER
THE THELMA L. ROBEAR
REVOCABLE TRUST
4964 WILLISTON ROAD
WILLISTON, VT 05495

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 18-21.1, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON MAY 14, 2019, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR THE ROBEAR SUBDIVISION AMENDMENT ON THE 30 DAY OF May, 2019.

DEVELOPMENT REVIEW BOARD CHAIR / ADMINISTRATOR'S SIGNATURE

TAX PARCEL # 07:105:069 DP# 18-21

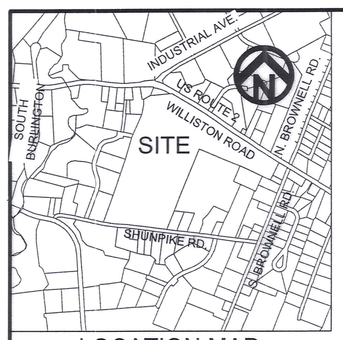
ROBEAR PROPERTY

4964 WILLISTON RD WILLISTON, VT

SITE PLAN

Lamoureux & Dickinson
Consulting Engineers, Inc.
14 Morse Drive, Essex, VT 05452
802-878-4450 www.LDengineering.com

Project No.	17031
Survey	MJB
Design	ABR
Drawn	L&D
Checked	ABR
Date	08-17-18
Scale	1" = 100'
Sheet number	1



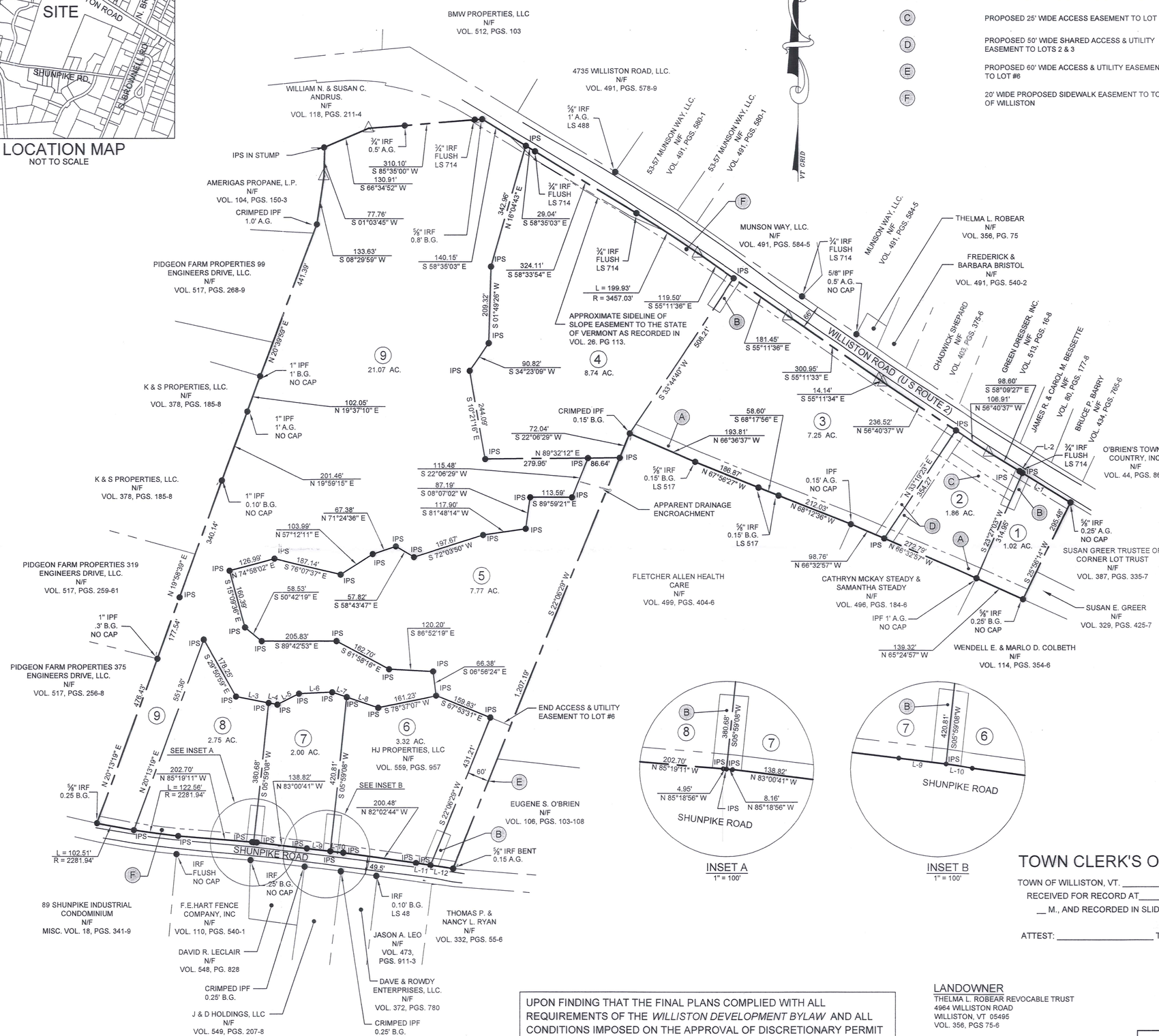
LOCATION MAP
NOT TO SCALE

PROPOSED EASEMENTS

- (A) PROPOSED 30' WIDE UTILITY EASEMENT FOR BENEFIT OF LOTS 1-4
- (B) PROPOSED 40' x 100' UTILITY EASEMENT, CENTERED ON LOT LINE, FOR BENEFIT OF EACH ADJACENT LOT
- (C) PROPOSED 25' WIDE ACCESS EASEMENT TO LOT 1
- (D) PROPOSED 50' WIDE SHARED ACCESS & UTILITY EASEMENT TO LOTS 2 & 3
- (E) PROPOSED 60' WIDE ACCESS & UTILITY EASEMENT TO LOT #6
- (F) 20' WIDE PROPOSED SIDEWALK EASEMENT TO TOWN OF WILLISTON

LEGEND:

	PROJECT PROPERTY LINE
	ABUTTING PROPERTY LINE
	SIDELINE OF EASEMENT
N/F	NOW OR FORMERLY
CMF	CONCRETE MONUMENT FOUND
IRF	IRON ROD FOUND
IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
	SURVEY POINT, NO MARKER SET
FL	FLUSH
AG	ABOVE GRADE
BG	BELOW GRADE
	REMAINS OF WOVEN WIRE FENCE
	BARBED WIRE FENCE



INSET A
1" = 100'

INSET B
1" = 100'

NOTES:

1. THIS PLAT WAS COMPILED FROM FIELD SURVEYS AND RECORD RESEARCH, INCLUDING THE USE OF THE FOLLOWING PLANS;

A. "PROPERTY PLAN, EDWARD H. & THELMA ROBEAR, WILLISTON, VERMONT." PREPARED BY WARREN ROBENSTIEN, L.S., DATED JAN. '74, AS RECORDED IN MAP BOOK 2, PG. 4 OF THE TOWN OF WILLISTON LAND RECORDS.

B. "SUBDIVISION OF KIRBY ESTATE PROPERTY, SO. BROWNELL ROAD, WILLISTON, VERMONT." PREPARED BY TRUDELL CONSULTING ENGINEERS, INC., DATED MAY 18, 1988, LAST REVISED JANUARY 19, 1989, AS RECORDED IN SLIDE 236A OF THE TOWN OF WILLISTON LAND RECORDS.

C. "BOUNDARY REVISIONS, O'BRIEN PROPERTY, SHUNPIKE ROAD, WILLISTON, VERMONT." PREPARED BY KREBS AND LANSING CONSULTING ENGINEERS, INC. DATED JUNE 1990, LAST REVISED 4-7-93 AS RECORDED IN SLIDE 443B OF THE TOWN OF WILLISTON LAND RECORDS.

D. "FINAL PLAT, PIDGEON INDUSTRIAL PARK, SHUNPIKE ROAD, WILLISTON, VERMONT." PREPARED BY KREBS AND LANSING CONSULTING ENGINEERS, INC., DATED APRIL, 1987, LAST REVISED 12-14-90 AND RECORDED IN SLIDE 288B OF THE TOWN OF WILLISTON LAND RECORDS.

E. "STATUTORY SURVEY, STATE OF VERMONT US ROUTE 2", SHEETS 20-24 DATED 12-12-2016, BY DUBOIS & KING AS FILED WITH THE STATE OF VERMONT AGENCY OF TRANSPORTATION.

F. "PROPERTY PLAN OF DOROTHY S. KRUPP, WILLISTON, VERMONT, PREPARED BY VERMONT SURVEY CONSULTANTS, INC., DATED JUNE, 1986, LAST REVISED DEC., 1986, AS RECORDED IN MAP VOL. 8, PAGE 2 OF THE TOWN OF WILLISTON LAND RECORDS.

G. "9 LOT SUBDIVISION PLAN" PREPARED BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, INC., DATED 08-17-18, LAST REVISED 11-01-18, AS RECORDED IN SLIDE 233D OF THE TOWN OF WILLISTON LAND RECORDS.

2. BEARINGS ARE BASED ON SURVEY GRADE GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY, MAY, 2017.

3. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND/OR RIGHTS-OF-WAY.

4. THE RIGHT OF WAY WIDTH FOR U.S. ROUTE 2 OF 66' IS BASED UPON THE STATUTORY SURVEY REFERENCED IN NOTE 1D ABOVE. THE RIGHT OF WAY WIDTH FOR SHUNPIKE ROAD OF 49.5' IS BASED ON A COMBINATION OF PHYSICAL EVIDENCE FOUND AND PLANS OF RECORD.

5. ALL IRON PIPES SET ARE 1" INSIDE DIAMETER AND ALL MONUMENTATION FOUND IS AS NOTED.

LINE TABLE

LINE NUMBER	BEARING	DISTANCE
L-1	S 58°08'22" E	153.77'
L-2	S 58°08'22" E	9.28'
L-3	N 78°57'59" W	90.49'
L-4	N 78°57'59" W	24.50'
L-5	S 63°33'48" W	66.66'
L-6	S 88°08'28" W	91.28'
L-7	N 71°24'12" W	41.81'
L-8	N 71°24'12" W	90.17'
L-9	N 83°09'44" W	64.95'
L-10	N 83°09'44" W	35.47'
L-11	N 81°11'05" W	39.88'
L-12	N 81°11'05" W	61.65'

RECEIVED
MAY 15 2019
PLANNING/ZONING

FINAL PLANS

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 18-21.1, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON MAY 14, 2019, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR THE ROBEAR SUBDIVISION AMENDMENT ON THE 30 DAY OF May, 2019.

DEVELOPMENT REVIEW BOARD CHAIR / ADMINISTRATOR'S SIGNATURE

TOWN CLERK'S OFFICE

TOWN OF WILLISTON, VT. _____ ,20__
RECEIVED FOR RECORD AT_____ O'CLOCK
__ M., AND RECORDED IN SLIDE# _____

ATTEST: _____ TOWN CLERK

LANDOWNER
THELMA L. ROBEAR REVOCABLE TRUST
4964 WILLISTON ROAD
WILLISTON, VT 05495
VOL. 356, PGS 75-6

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MARKERS EVIDENT ON THE PROPERTY, AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS 17th DAY OF May, 2019

STATE OF VERMONT
DOUGLAS L. HENSON
No. 656
LICENSED LAND SURVEYOR

DP# 18-21
PARCEL# 07:105:069

date	description	by
03-20-19	REVISE LOTS 1-4 & 8-9	ABR
02-01-19	SHARED ACCESS EASEMENT TO LOTS 1, 2, & 3	ABR
11-01-18	REVISE LOTS 5 & 9, ADD EASE AT LOTS 5 & 6	ABR

REVISIONS

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

- ☐ SKETCH/CONCEPT
- ☐ PRELIMINARY
- ■ FINAL LOCAL REVIEW
- ☐ ACT 250 REVIEW
- ☐ CONSTRUCTION
- ☐ RECORD DRAWING

LANDS OF

THE THELMA L ROBEAR REVOCABLE TRUST

4964 WILLISTON ROAD, WILLISTON, VERMONT

9 LOT SUBDIVISION PLAN

LAMOUREUX & DICKINSON
Consulting Engineers, Inc.
14 Morse Drive
Essex Junction, VT 05452
Tel: 802-878-4450

PROJECT NO	17031
SURVEY	KMR
DESIGN	DJG
DRAWN	DLH
CHECKED	DJG
DATE	08-17-18
SCALE	AS NOTED
SHT. NO.	PL-2

THIS IS AN ORIGINAL MYLAR