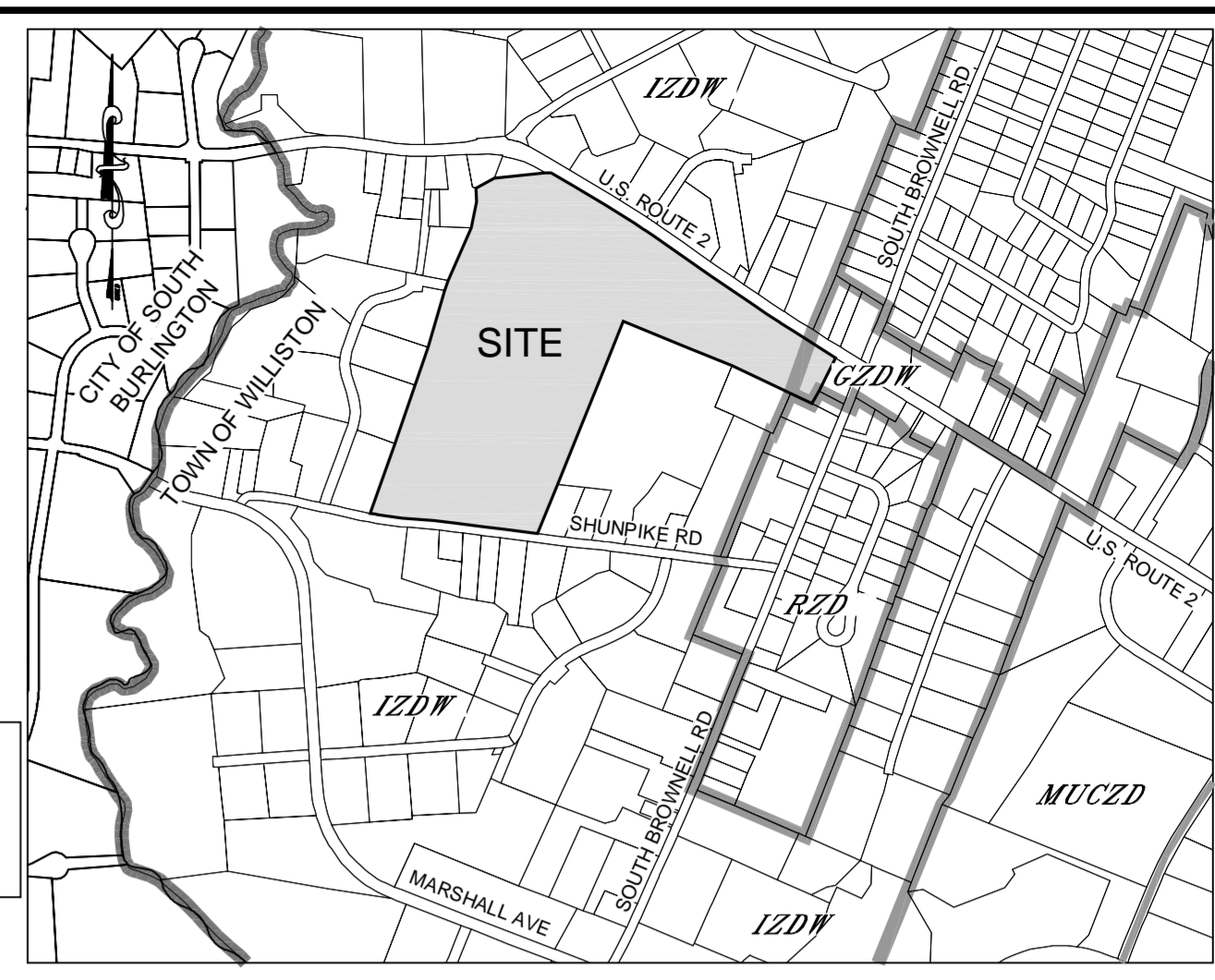


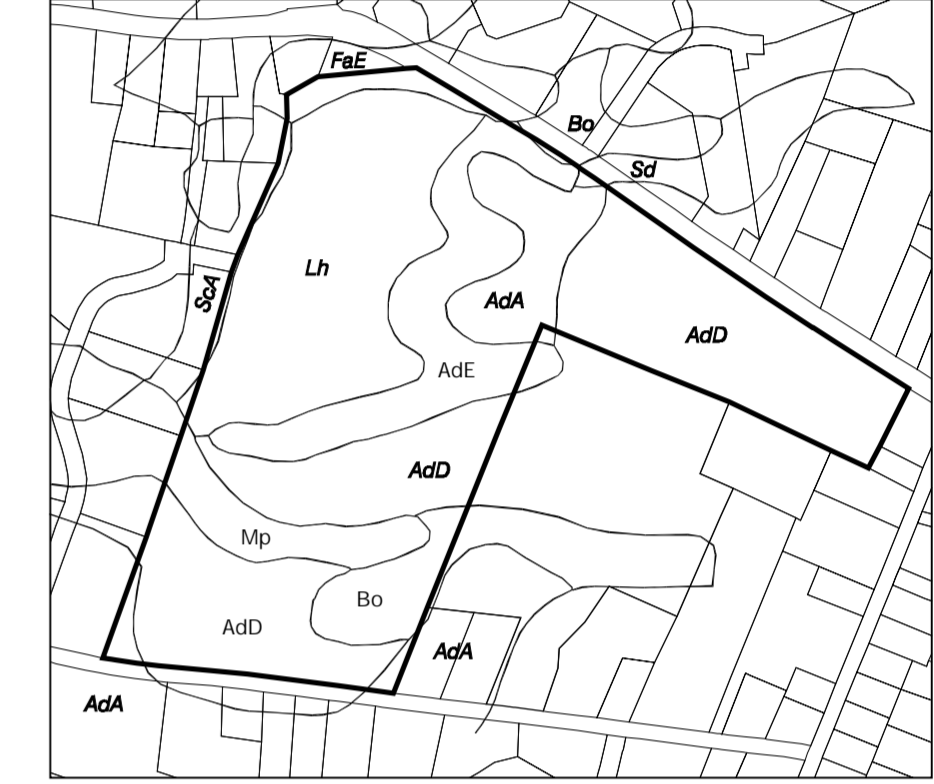
**ACCESS DATA:**

| LOT   | DRIVE WIDTH (MIN.) | SIGHT DISTANCE |           | NOTES   |
|-------|--------------------|----------------|-----------|---|
|       |                    | TO WEST        | TO EAST   |   |
| LOT 1 | N/A                | N/A            | N/A       | ACCESS FROM SOUTH BROWNELL RD/ADJACENT PARCEL |
| LOT 2 | 24 FT              | 450'           | >600'     | OPPOSITE CHAD LANE                            |
| LOT 3 | 24 FT              | 620'           | >800'     | RECONSTRUCT DRIVE FOR EXISTING HOMESTEAD      |
| LOT 4 | 24 FT              | 665'           | 895'      | OPPOSITE MUNSON WAY                           |
| LOT 5 | N/A                | N/A            | N/A       | NO DEVELOPMENT PROPOSED                       |
| LOT 6 | 24 FT              | >400'          | >400'     | SHARED ACCESS WITH LOT 7                      |
| LOT 7 | 24 FT              | SEE LOT 6      | SEE LOT 6 | SHARED ACCESS WITH LOT 6                      |
| LOT 8 | 24 FT              | >400'          | >400'     |   |
| LOT 9 | 24 FT              | >400'          | >400'     |   |

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: 55.7 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 E2DW, 25 FEET G2DW  
 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 CONCEPTUAL LAYOUT OF THE PROPOSED SUBDIVISION, ACCESS, AND UTILITIES. ADJUSTMENTS MAY BE MADE AS THE DESIGN IS FURTHER DEVELOPED.  
 2. PROPERTY LINES ARE BASED UPON TAX MAP DATA.  
 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  |
|----------|---|-----|
| 06-21-18 | REVISE LOT LINES PER CONSERVATION COMMISSION REVIEW | ABR |

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

|  |   |
|--|---|
| <input checked="" type="checkbox"/> Sketch/Concept | <input type="checkbox"/> Act 250 Review |
| <input type="checkbox"/> Preliminary               | <input type="checkbox"/> Construction   |
| <input type="checkbox"/> Final Local Review        | <input type="checkbox"/> Record Drawing |

**ROBEAR PROPERTY**  
 ESTATE OF THELMA ROBEAR  
 4964 WILLISTON ROAD  
 WILLISTON, VT

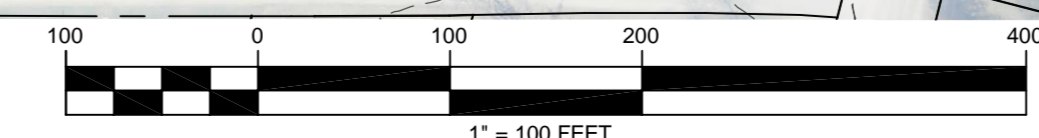
**SITE PLAN**

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 4-27-18  
 Scale 1" = 100'  
 Sheet number 1

**DRAFT**  
**07-06-18**

TAX PARCEL # 07:105:069 DP#



89 SHUNPIKE INDUSTRIAL CONDOMINIUM ASSOCIATION N/F 07:016:015  
 F.E. HART COMPANY N/F 07:016:023  
 LECLAIR N/F 07:016:021  
 J & D HOLDINGS N/F 07:016:019  
 DAVE & ROWDY ENTERPRISES N/F 07:016:017  
 JASON LEO N/F 07:016:015  
 RYAN N/F 07:016:011