

Notes:

- This plan is not a boundary survey. Property lines shown are based on evidence located in the field and a plan entitled "Property Survey, Alan W. Pidgeon, Williston Road, Williston, Vermont" by Engineers Incorporated of Vermont, dated March 25, 1981 and recorded in Map Slide #112 of the Town of Williston Land Records.
- Existing conditions shown are based on a plan entitled "Site Plan, K&S Properties, LLC, 4540 Williston Road, Williston, Vermont" by Krebs & Lansing Consulting Engineers, dated February 8, 2006 and a topographic survey performed by Krebs & Lansing Consulting Engineers in January 2024. Background photo is 2022 orthographic imagery from the Vermont Center for Geographic Information (VCGI).
- Wetlands shown were delineated and located by Arrowwood Environmental in early May 2024.
- Horizontal coordinate system is based on NAD83 Vermont State Plane and Elevations based on NAVD88 (US Survey Feet).
- Utilities shown are not warranted to be exact or complete. Utility locations are based on visible markings located in the field and the site plan referenced in Note 2. Contractor shall contact Dig Safe prior to beginning any excavation.

Legend

- Project property line
- Approx. property line
- ex. setback
- ex. overhead power line/utility pole
- ex. stormwater line/catch basin
- ex. gas line
- ex. underground power line
- ex. communications line
- ex. water line/valve/hydrant/shut-off
- ex. sewer line
- ex. forcemain
- ex. chain link fence
- ex. grade contour
- ex. concrete
- Class II Wetlands
- 50' Wetland Buffer

Planning & Zoning Information

Landowner:
 Pidgeon Farm Properties
 99 Engineers Drive, LLC
 64 Landon Road
 South Hero, VT 05486

Applicant:
 Ken Pidgeon
 Engineers Construction Inc.
 98 Engineers Drive
 Williston, VT 05495

Existing:
 Lot Size = ±56,765 s.f. (1.30 acres)
 Building Area = ±7,080 s.f.
 Impervious areas = ±43,825 s.f.
 (pavement, gravel, concrete)
 Total Impervious Area = ±50,905 s.f.

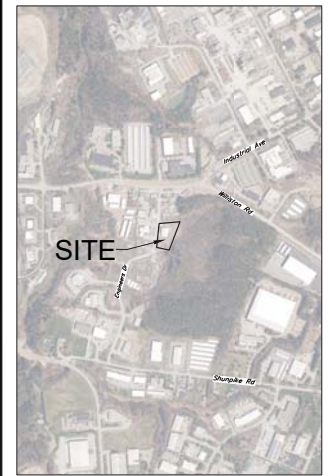
Zoning District:
 Industrial Zoning
 District West (IZDW)

Setbacks:
 Front yard: 35'
 Side yard: 9'-50'
 Rear yard: 9'-50'
 Max. building height: 36'

SETBACK DISTANCES

PROPERTY ADDRESS	AVERAGE DISTANCE FROM BUILDINGS TO ENGINEERS DRIVE WITHIN 300'
99 ENGINEERS DRIVE	±24'
98 ENGINEERS DRIVE	±40'
63 ENGINEERS DRIVE	±12.5'
54 ENGINEERS DRIVE	±30.5'
4580 ENGINEERS DRIVE	±24'
4580 ENGINEERS DRIVE	±9'

AVERAGE SETBACK TO ENGINEERS DRIVE = 23.3' = 23'



Location Map
 1" = 1,000'



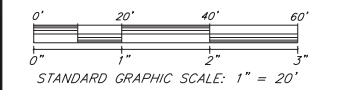
164 Main Street, Suite 201
 Colchester, Vermont 05446
 P: (802) 878-0375
 www.krebsandlansing.com

ISSUED FOR PERMIT REVIEW
 NOT FOR CONSTRUCTION

**DP 24-15
 PROPOSED
 BUILDING
 ADDITION**

DISCRETIONARY PERMIT

99 ENGINEERS DRIVE
 WILLISTON, VERMONT



SET/REV	REVISIONS/COMMENTS	DATE

Drawing Title:

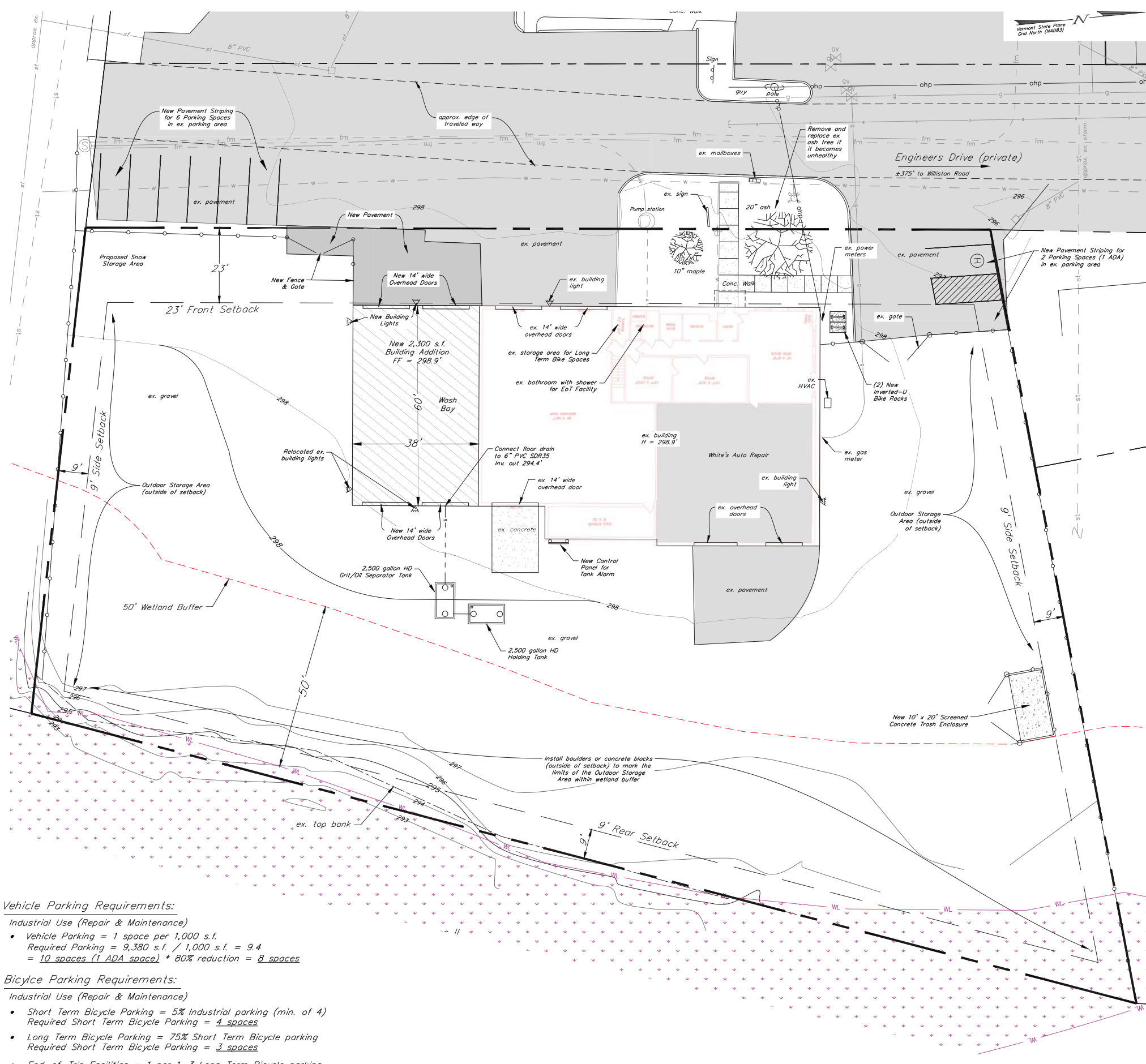
EXISTING
 CONDITIONS PLAN

DATE of Issue: 6/06/2024
 Drawn by: JBC
 Project No.: 23308
 Drawing No.: C-1

Checked by: JBC
 Scale: 1" = 20'
 Rev No.:

Legend

- Project property line
- Approx. property line
- ex. setback
- ex. overhead power line/utility pole
- ex. stormwater line/catch basin
- ex. gas line
- ex. underground power line
- ex. communications line
- ex. water line/valve/hydrant/shut-off
- ex. sewer line
- ex. forcemain
- ex. chain link fence
- 50' Wetland Buffer (approx.)
- ex. pavement
- ex. concrete
- ex. grade contour
- Class II Wetlands
- 50' Wetland Buffer
- New Chain-Link Fence
- New Sewer Line
- Finish Grade Contour
- New Building Addition
- New Concrete
- New Pavement



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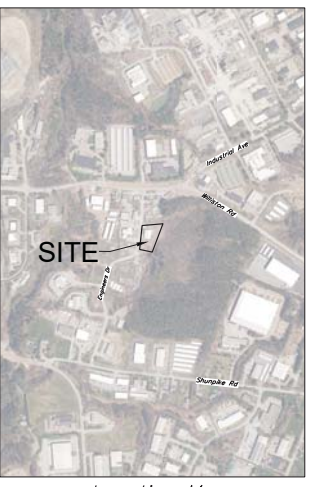
Setbacks:
 Front yard: 35'
 Side yard: 9'-50'
 Rear yard: 9'-50'
 Max. building height: 36'

Existing:
 Lot Size = ±56,765 s.f. (1.30 acres)
 Building Area = 7,080 s.f.
 Impervious areas = ±43,825 s.f. (pavement, gravel, concrete)
 Total Impervious Area = ±50,905 s.f.

PROPOSED:
 New Building Addition = 2,300 s.f.
 New Building Area = 9,380 s.f. (7,080 + 2,300)
 Remaining Impervious Areas = ±41,525 s.f. (±43,825 - 2,300)
 Total Impervious Area = ±50,905 s.f. (±41,525 + 9,380)

Vehicle Parking Requirements:
 Industrial Use (Repair & Maintenance)
 • Vehicle Parking = 1 space per 1,000 s.f.
 Required Parking = 9,380 s.f. / 1,000 s.f. = 9.4
 = 10 spaces (1 ADA space) * 80% reduction = 8 spaces

Bicycle Parking Requirements:
 Industrial Use (Repair & Maintenance)
 • Short Term Bicycle Parking = 5% Industrial parking (min. of 4)
 Required Short Term Bicycle Parking = 4 spaces
 • Long Term Bicycle Parking = 75% Short Term Bicycle parking
 Required Short Term Bicycle Parking = 3 spaces
 • End-of-Trip Facilities = 1 per 1-3 Long Term Bicycle parking
 Required End-of-Trip Facilities = 1 facility



Location Map
 1" = 1,000'

KREBS & LANSING
 CONSULTING ENGINEERS

164 Main Street, Suite 201
 Colchester, Vermont 05446

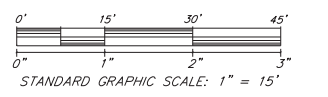
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PROPOSED BUILDING ADDITION

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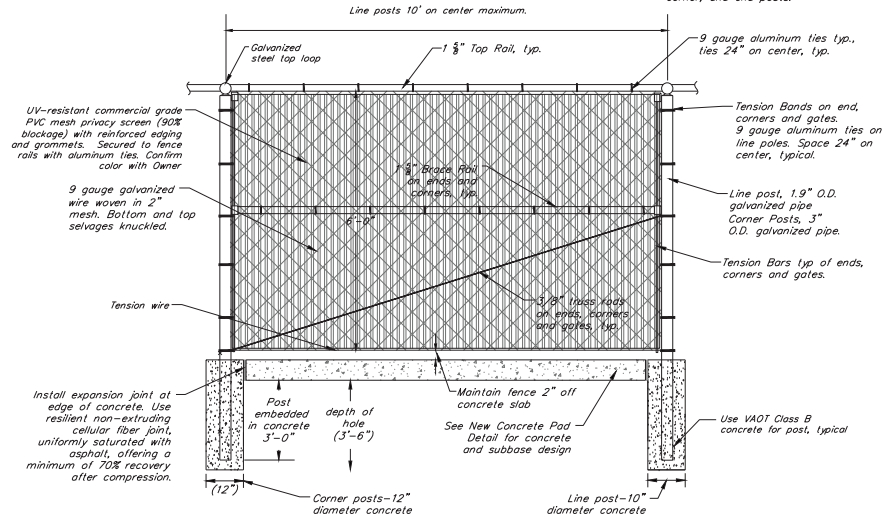
SET/REV	REVISIONS/COMMENTS	DATE

Drawing Title:
SITE PLAN

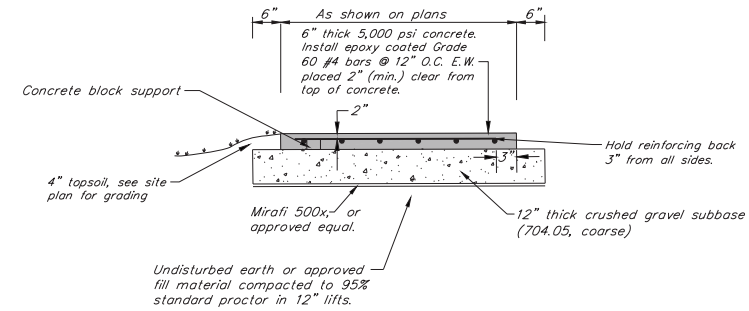
DATE of Issue: 6/06/2024
 Drawn by: JBC
 Project No.: 23308
 Drawing No.: C-2

Checked by: JBC
 Scale: 1" = 15'
 Rev No.:

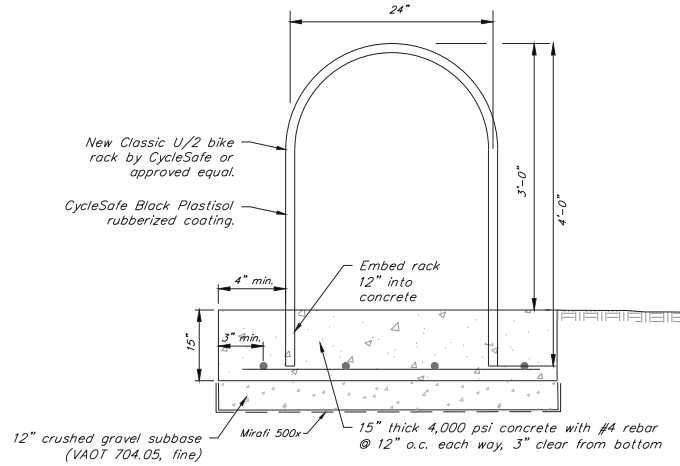
- Note:**
- All portions of chain link fence shall conform to 2018 Agency of Transportation specifications, including but not limited to Section 727.02.
 - Gate frames shall be assembled by welding, riveting, or bolting and shall be furnished with all the necessary fittings. The panels adjacent to each gate shall be equipped with a brace rod and truss rod to support the gates. 3" diameter posts shall be used for all gate, corner, and end posts.



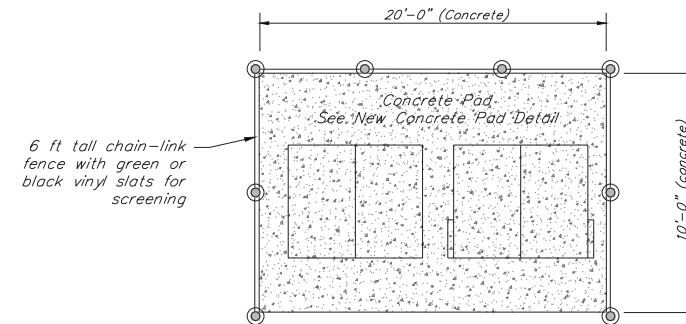
6' Chain Link Fence with Vinyl Slat Screening
N.T.S.



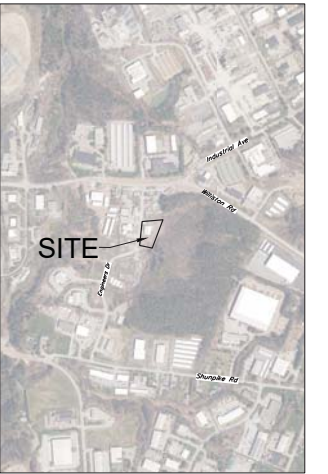
New Concrete Pad Detail
N.T.S.



Bike Rack Detail
N.T.S.



Trash Enclosure Detail
N.T.S.



Location Map
1" = 1,000'



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WILLISTON, VERMONT

REV	REVISIONS/COMMENTS	DATE

Drawing Title:

DETAILS

DATE of Issue: 6/06/2024

Drawn by: JBC Checked by: JBC

Project No.: 23308 Scale: NTS

Drawing No.: C-3 Rev No.:

C-3



View of Northern face of existing building



View of Western face of existing building from across Engineers Drive



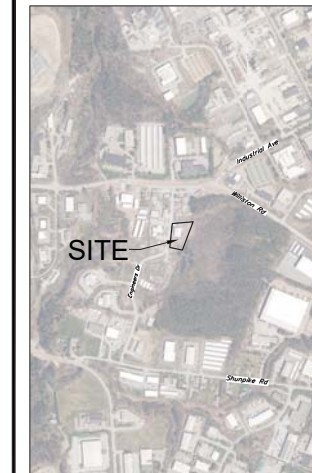
View of Western face of existing building along Engineers Drive with ex. freestanding sign



View of Southern face of existing building (side of Building Addition)



View of Eastern face of existing building



Location Map
1" = 1,000'



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SET REV.	REVISIONS/COMMENTS	DATE

Drawing Title:

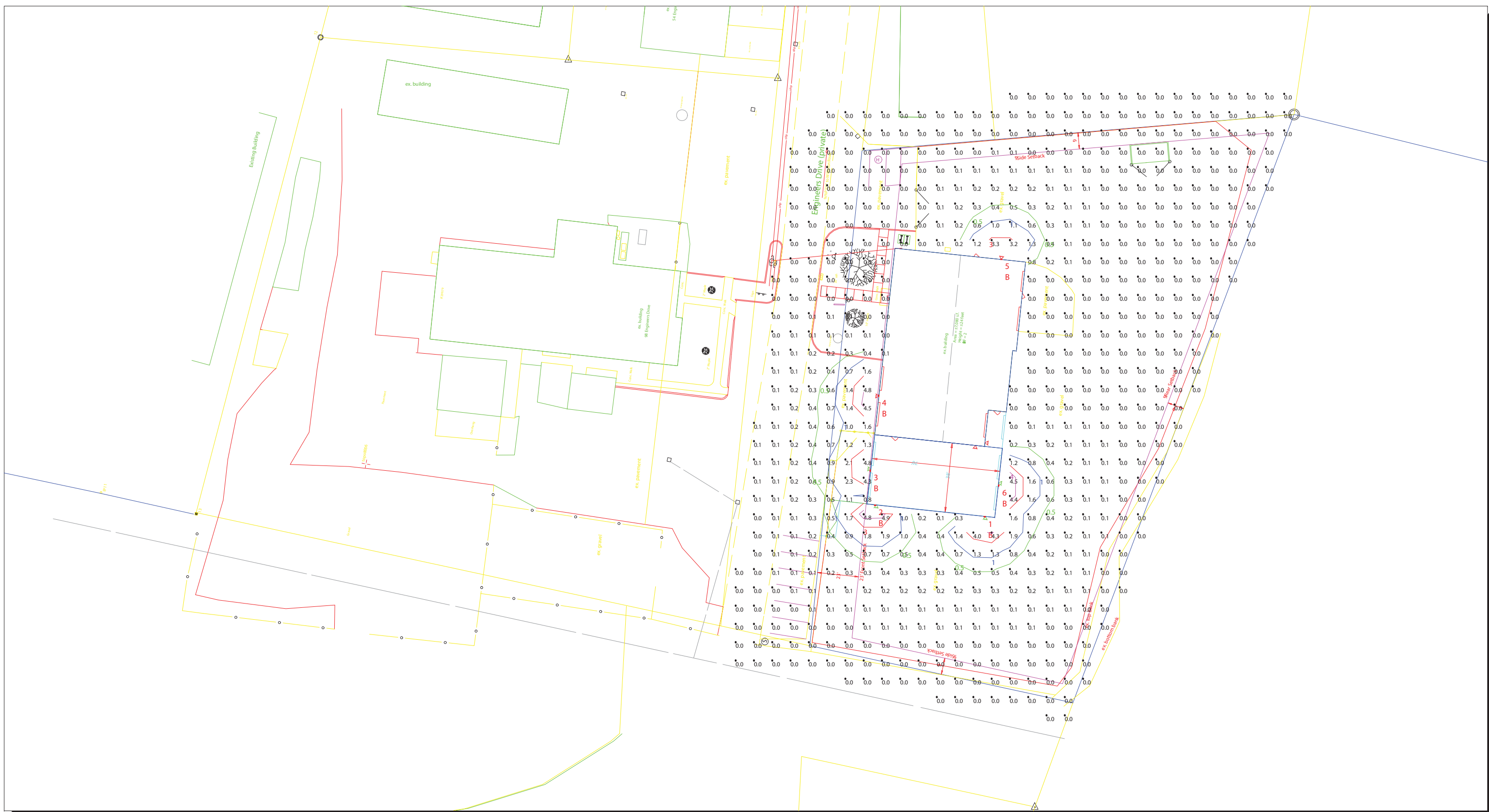
EXISTING
SITE PHOTOS

DATE of Issue: 6/06/2024

Drawn by: JBC Checked by: JBC

Project No.: 23308 Scale: NTS

Drawing No.: PH-1 Rev No.:



Scale: 1 inch= 50 Ft.



Prepared For:
 Holbrook Associated Warehouse
 PO Box 401
 35 Reservoir Park Dr
 Rockland, MA 02370

Job Name:
 ECI 99 Engineers Drive
 Lighting Layout
 Version B

Scale: as noted
 Date: 5/15/2024
 PROJECT #: 229975
 CASE #: 01347433

Filename: ECI Engineers Drive Lighting Layout 01347433B.AGI

Drawn By: S Elliott

The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.


RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package, and should not be relied upon for any purpose.

Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

Filename: Z:\Job Files\Holbrook Associated\Holbrook Associated 101064\ECI 99 Engineers Drive\Working Files\AGI\ECI Engineers Drive Lighting Layout 01347433B.AGI

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts Ground	Illuminance	Fc	0.22	4.9	0.0	N.A.	N.A.	Readings Taken at 0'-0" AFG	10	10	Horizontal

Luminaire Schedule												
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating
	6	B	W34S @ 17W	Single	2881	2881	1.000	Wall Mount	19.2	19.2	115.2	B0-U2-G2

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	B	1475306.612	713794.989	15	263.114	0
2	B	1475246.692	713801.313	15	263.114	0
3	B	1475244.033	713820.324	15	174.655	0
4	B	1475248.558	713861.277	15	174.969	0
5	B	1475315.787	713936.015	15	82.875	0
6	B	1475314.391	713812.143	15	354.266	0
Total Quantity: 6						

NOTES:

* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

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← NORTH

