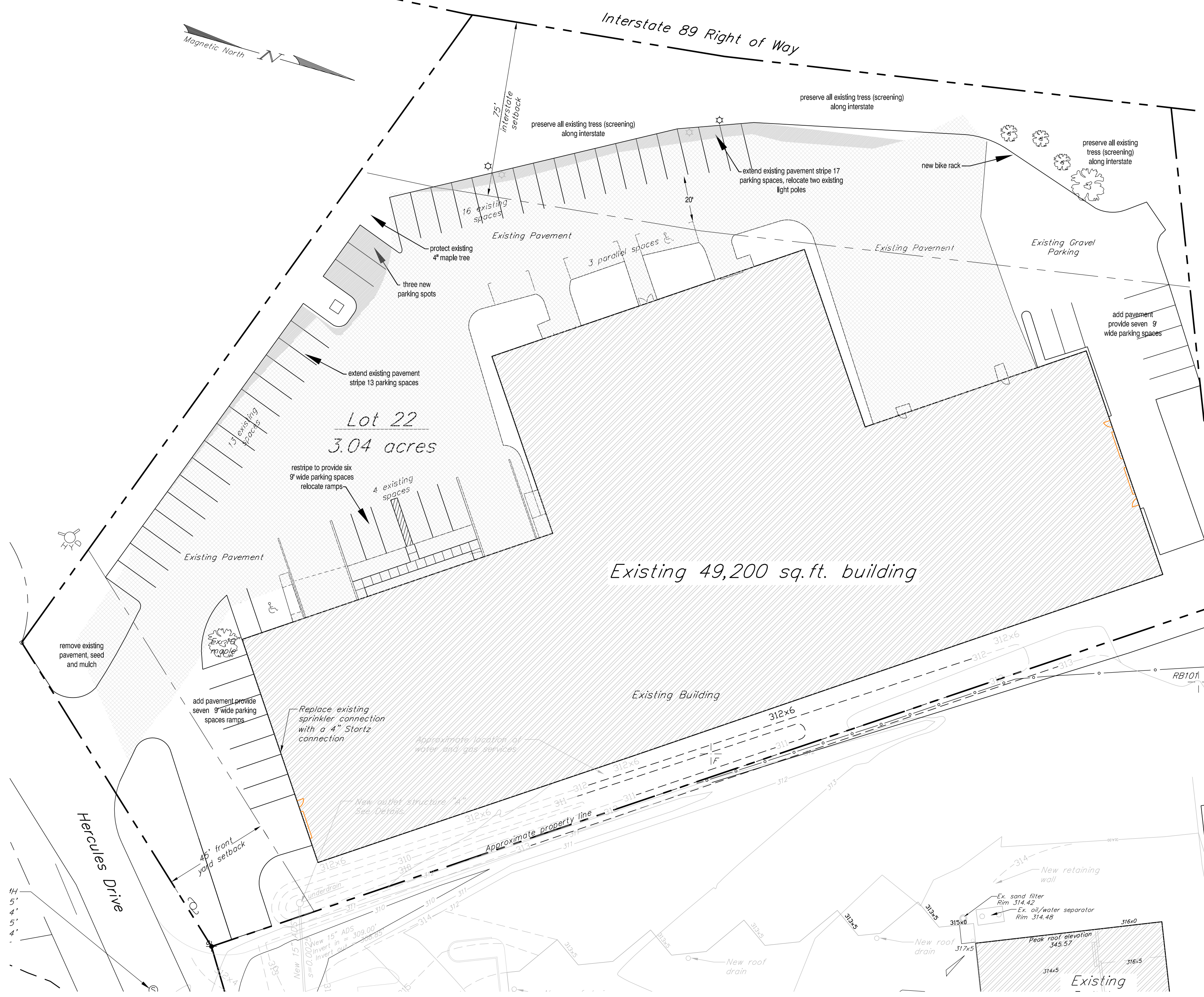
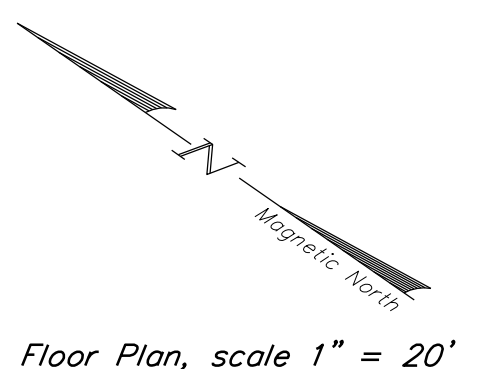
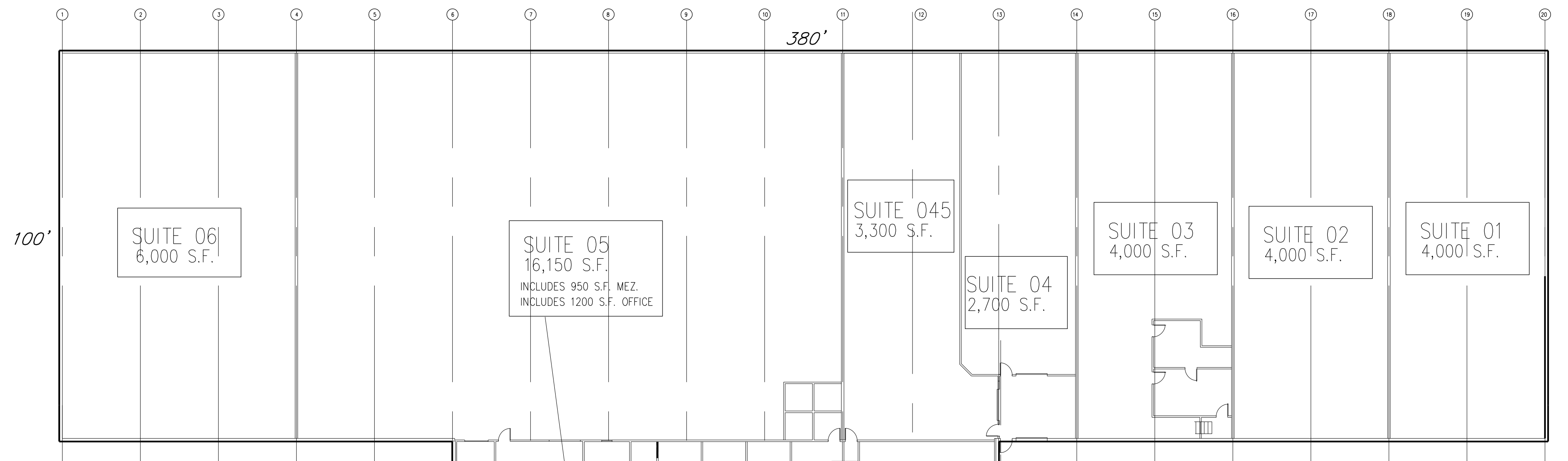


Location Map
1" = 800'±



Site Plan
Scale 1" = 30'

Zoning Information: 948 Hercules Drive (6/19/02)

Parking:
Required Parking = 54 (largest working shift 25 emp. existing (23 emp. + 2 long term warehouse) + 11 future allocated to suites 03, 04, & 045) = 41 spaces based on employees
Parking provided = 61 spaces (incl. 2 HC and 20 spaces for future allocation)

Area	Current Number of Employees	Current Sewer Allocation (total of 990 GPD, WW-4-066-1)	Peak Hour VTE	Average Daily VTE	parking spaces	
Suite 01 4,000 sq. ft.	4 (De'Amore)	210 GPD = (60 GPD for employees + 150 GPD for process water)	2	12	4	
Suite 02 4,000 sq. ft.	1* (Belden Wire, long term warehouse)	15 GPD	1	3	1	
Suite 03 4,000 sq. ft.	G.S.U. Holding Corp.	60 GPD (only 2 employees at present)	3	12	4	
Suite 04 2,700 sq. ft.	Patriot Insulation (occupancy 11/02/02) (available)	45 GPD	2	9	3	
Suite 045 3,300 sq. ft.	(available)	60 GPD	3	12	4	
Suite 05 16,150 sq. ft. (includes 950 sq. ft. mezz.)	5 (Myson)	75 GPD on house meter	3	15	5	
Suite 06 6,000 sq. ft.	1* (MCV, long term warehouse)	15 GPD	1	3	1	
Suite 08 1,792 sq. ft.	1 full time employee (daytime) @ 15 GPD plus evening dance studio, 170 GPD [@ 10 GPD/ student for instructor for 2 instructors and 20 students] (Spotlight on Dance)	235 GPD on house meter	1	29 (3 for employees + 20 night use)	1	
Suite 09 1,650 sq. ft.	1 (Specialty Electronics)	15 GPD on house meter	1	3	1	
Suite 10 1,645 sq. ft.	2 full time @ 15 GPD plus ** sales meeting (Golden Opportunities "Tupperware")	70 GPD on house meter	1	18 (2 emp. + 4 add. for meetings)	2	
Suite 11 930 sq. ft.	2 (Trane Co.)	30 GPD on house meter	1	6	2	
Suite 12 3,550 sq. ft. (includes 567 sq. ft. mezz.)	5 (Northeast Sailplanes)	75 GPD on house meter	3	15	5	
Suite 14 1,800 sq. ft. (includes 800 sq. ft. mezz.)	3 Fleischer Sales	45 GPD on house meter	1	9	3	
51,517 sq. ft. (includes 2317 sq. ft. mezz.)	23 current (note, long term warehouse not included)	785 GPD (existing use) 950 GPD (existing and future use)	20	146	41	
			Total allocation for site = 990 GPD (remaining allocation = 40 GPD)		Act 250 allocations: 32 peak hour, 191 average daily (permit 400268-10A, 2/20/96)	Parking provided = 61 spaces

* Note: The water and wastewater use in the long term warehouse units was estimated to be equivalent to one full time employee on site.
** Note: The Tupperware business has several sales meetings per month at night. The average rate is 4 persons per day, design flow = 40 GPD for night meetings.

Planning and Zoning Information

Area:
Lots 22
3.0 acres

Zoned:
Industrial
The existing building is served by municipal water and sewer.

Lot Coverage:

EXISTING	CHANGES PROPOSED
Existing Building = 49,200 sf. = 37.6%	Existing Building = no change = 37.6%
Parking & Roads = 37,802 sf. = 28.9%	Parking & Roads = 49,161 sf. = 30.1%
Front Yard Coverage = 2,549 sf. = 33.9%	Front Yard Coverage = 3,316 sf. = 44.1%
Total Coverage = 49,200 sf. + 37,802 sf. = 87,002 sf. = 66.5%	Total Coverage = 49,200 sf. + 49,161 sf. = 98,361 sf. = 75.3%

Traffic Impacts

Estimated trip generation based on the Institute of Traffic Engineers Trip Generation Manual (6th edition)
Land Use #110, General Light Industrial, based on number of employees:
Peak Hour Trips stated = number of employees times and average trip generation rate of 0.44 VTE per employee
Average Daily Trips stated = number of employees times an average trip generation rate of 3.02 VTE per employee

Date revised	Description	Checked	Date
03/17/04	G.S.U. Holding in Suite 03	iaj	03/17/04
03/10/03	remove drive connecting northeast corner of property to adjacent property	iaj	03/10/03
9/26/02	revised site plan to increase parking as allowed for in June 18th 2002 planning commission order, correct boundary on Hercules Drive	iaj	9/26/02
6/19/02	revised parking and allocation information to comply with June 18th 2002 planning commission order	iaj	6/19/02

Date revised: _____ Description: _____ Checked: _____ Date: _____

Design: IAJ
Drawn: FMP
Checked: _____
Scale: as shown
Date: May 15, 2002
Project: 99207

Site Plan and Floor Plan
Demeritt Property
948 Hercules Drive
Colchester, Vermont

KREBS' & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446
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