

- Notes:**
- Original boundary information is from a plan entitled "Industrial Park (Section B - Lots 6-32) Portion of Ray's Motor Sales Inc. Prop., Colchester, VT" by Warren Robenstien L.S., dated March 1978. See Sheet B-1 for Proposed Boundary Line Adjustment.
 - Existing utilities shown on this plan are not warranted to be exact or complete.

Planning and Zoning Information

Owner/Applicant

Tri-D Associates II, FLP
c/o Cedric Demeritt
15 Tigan Street #1501
Winooski, VT 05404

Lot 23

Area:
1.42 acres (after boundary line adjustment)
(61,855 sf.)
1.11 acres (existing)
(48,351 sf.)

Zoned:

Industrial
Tax Map Id: 01-02023
The proposed building will be served by municipal water and sewer.

Lot Coverage

Existing Buildings	0 sf.	0.00% of total area
Existing Pavement	14,787 sf.	23.9% of total area
Proposed Building	18,450 sf.	29.8% of total area
Proposed Pavement	29,044 sf.	46.9% of total area
Total Coverage	47,494 sf.	76.8% of total area
Maximum Allowed		80% of total area

Total office area = 6750 s.f.
Total warehouse = 17,565 s.f.
(includes 6,000 s.f. of mezzanine)

Parking:

Required Parking =
Office (6,750 s.f.) * (3 spaces/1000 s.f.) = 21 spaces
Warehouse = (17,565 s.f./2,000 s.f.) + (1 space/empl. * 11 empl.) = 22 spaces
Total = 41 spaces required.
Parking provided = 41 spaces

Traffic Generation:

	Average Daily Trip Ends	AM Peak Hour Trip Ends	PM Peak Hour Trip Ends
Lot 24	58	8	8
Lot 23	96	12	13
Total	154	20	21

Note: Trip generation estimates are from the Institute of Transportation Engineers Trip Generation Manual 6th edition for warehouse use (No. 150) and general office building (No. 710). Both are based on building size.

Lot 24

1.29 acres (after boundary line adjustment)
(56,192 sf.)
1.60 acres (existing)
(69,696 sf.)

Zoned:

Industrial
Tax Map Id: 01-02024
The existing building is served by municipal water and sewer.

Existing Buildings	10,400 sf.	18.5% of total area
Existing Pavement	26,637 sf.	47.4% of total area
Total Existing	37,037 sf.	65.9% of total area
Additional Pavement	3,527 sf.	6.3% of total area
Total Coverage	40,564 sf.	72.2% of total area
Maximum Allowed		80% of total area

Parking:

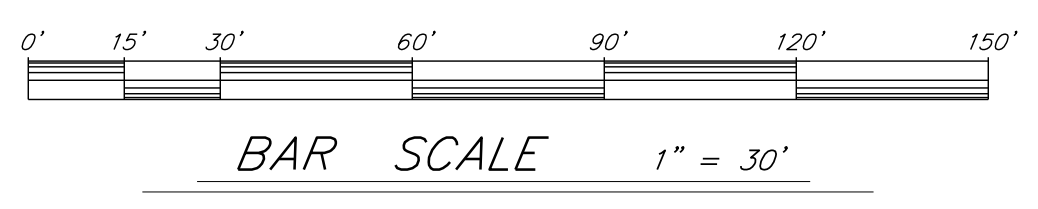
Required Parking =
Office (3,600 s.f. * 2 floors) * (3 spaces/1000 s.f.) = 22 spaces
Warehouse = (6,800 s.f./2,000 s.f.) + (1 space/empl. * 9 empl.) = 13 spaces
Total = 36 spaces required.
Parking provided = 38 spaces

NOTE: See Mechanical Drawings for water and service design 5' from building face to building. Provide 1/2" connection for Fire Department and a double air gag back flow preventer (Watts 704 or approved equal) for water service.

Water Supply and Wastewater Disposal Design Flows:

Lot 23:	Lot 24:
# of employees = 41 (all shifts).	# of employees = 33 (all shifts).
Design Flow (for both water supply and for wastewater disposal) = 15 GPD * 41 employees * 0.9 (reduction for water saving fixtures) = 554 GPD.	Design Flow (for both water supply and for wastewater disposal) = 15 GPD * 33 employees * 0.9 (reduction for water saving fixtures) = 445.5 GPD.
Allocation for Lots 23 & 24 = 1000 GPD	

- Legend**
- Approx. Property Line
 - Existing Water Line/gate valve
 - Proposed Water Line/gate valve
 - Existing Sewer Line/manhole
 - Proposed Sewer Line/manhole
 - New electrical/telephone
 - Existing Storm Line/catch basin
 - Proposed Storm Line/catch basin
 - Existing Contour
 - Proposed Contour
 - Power pole
 - Survey Control Point
 - Existing hydrant
 - Concrete monument
 - Iron pipe
 - Traffic flow
 - Finish grade spot elevation
 - Sign
 - Building mounted light
 - Water Valve
 - Preconstruction Excavation



4/30/07	final review set	iaj	4/30/07
2/20/07	revise parking	iaj	2/20/07
Date revised	Description	Checked	Date
Design	IAJ/SDG		
Drawn	SDG		
Checked	IAJ		
Scale	1" = 30'		
Date	June 20, 2006		
Project	06116	Hercules Drive	Colchester, Vermont
Site Plan			
Meadows Industrial Park			
Lots 23 & 24			
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446			
			SP-1