

ENGINEERING SURVEY
 PLANNING • ENVIRONMENTAL
 478 BLAIR PARK ROAD, WILLISTON, VERMONT 05495
 802.679.6331
 WWW.TCEVT.COM

Revisions
 No. Description Date By
 1 2022 Storage Units 06/01/2022 JPP

SOIL TYPES
 AdA - Adams and Windsor loamy sands
 0-5% slopes
 AdB - Adams and Windsor loamy sands
 5-12% slopes
 AdD - Adams and Windsor loamy sands
 12-30% slopes
 EwB - Enosburg and Whately soils
 3-8% slopes
 MyB - Munson and Raynham silt loams
 2-6% slopes

ZONING NOTES:
 1. OWNER OF RECORD: MARCEL LECLAIR
 220 COLCHESTER ROAD
 ESSEX JUNCTION, VT
 2. PROPERTY ADDRESS: 229 COLCHESTER ROAD
 3. DEED REFERENCE: BOOK 129, PAGE 469
 4. PARCEL ID: TAX MAP 9, PARCEL 15
 5. ZONING DISTRICT: (I1) INDUSTRIAL
 6. PARCEL SIZE: 4.5 ACRES +/-
 7. LOT COVERAGE: EXISTING PROPOSED
 112,090 SQ. FT. 112,915 SQ. FT.
 57.6% 58.0%
 8. BLDG COVERAGE: 38,525 SQ. FT. 40,025 SQ. FT.
 19.8% 20.6%

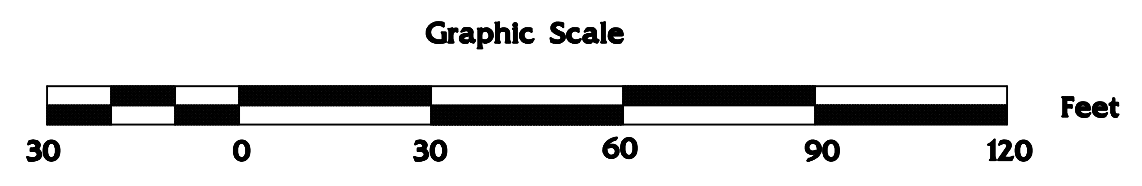
PROJECT-GENERATED TRAFFIC
 88 NEW SELF-STORAGE UNITS
 TRIP GENERATION, 9TH EDITION
 INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) - 9TH EDITION
 AVERAGE WEEKDAY = 0.25 TRIPS/UNIT * 88 UNITS = 22 TRIPS
 AM PEAK HOUR = 0.02 TRIPS/UNIT * 88 UNITS = 2 TRIP
 PM PEAK HOUR = 0.02 TRIPS/UNIT * 88 UNITS = 2 TRIP

NOTE:
 1. BOUNDARY INFORMATION SUPPLIED BY LTM, INC. AS SHOWN ON A DRAWING PREPARED BY LTM, INC. DATED 11-18-85, LAST REVISED 8/29/95 AND DRAWN BY MPL MARCEL LECLAIR ON 6-22-07 DIRECTED US TO ADJUST THE NORTHERN BOUNDARY BY 5' ON THE NORTH SIDE TO D ON THE SOUTHWEST CORNER. A BOUNDARY SURVEY WAS NOT PERFORMED AND PROPERTY LINES ARE INTENDED TO BE APPROXIMATE. ACREAGE IS INTENDED TO BE APPROXIMATE.
 2. TOPOGRAPHIC INFORMATION OBTAINED BY TRUDELL CONSULTING ENGINEERS (TCE) SURVEY CREW IN SEPTEMBER 2000. ADDITIONAL LIMITED TOPOGRAPHIC INFORMATION WAS OBTAINED BY TCE ON 12/10/2012.
 3. UNDERGROUND UTILITY LOCATIONS WERE SUPPLIED BY MARCEL LECLAIR. LOCATIONS SHOULD BE TREATED AS APPROXIMATE.
 4. WASTEWATER DISPOSAL SYSTEM SHOWN ON PLAN PERMITTED UNDER WW-4-1487-3.

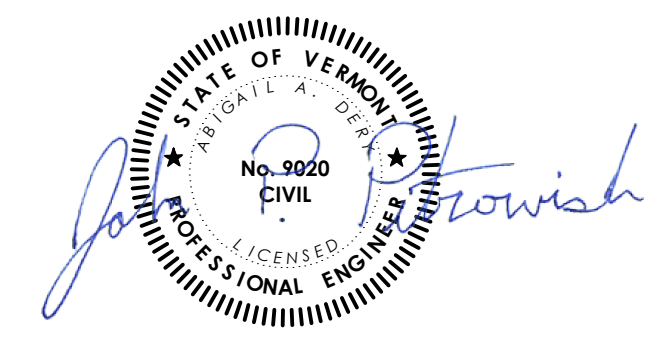
LEGEND

| | EXISTING |
|------------------------------------|----------|
| SEWER MAINS AND SERVICES | S |
| SEWER FORCEMAIN | FM |
| WATER MAINS AND SERVICES | W |
| OVERHEAD POWER | OHP |
| PAVED DRIVE OR ROAD | |
| GRAVEL DRIVE OR ROAD | |
| APPROXIMATE PROPERTY LINE | |
| FENCE | |
| CONTOURS | |
| SOIL TYPE BOUNDARY | |
| WATER SUPPLY WELL | ⊗ |
| UTILITY POLE | ⊙ |
| WOODEN HUB | ⊘ |
| TRUDELL CONSULTING ENGINEERS (TCE) | ⊠ |

THE PURPOSE OF THIS PLAN IS TO PERMIT AN ADDITIONAL 40 SELF-STORAGE UNITS, SHOWN SHADED. NO CHANGES TO UTILITIES SUCH AS SEWER/WATER/GAS/ELECTRIC ARE PROPOSED.



Use of These Drawings
 1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
 2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
 3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.
 4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
 5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
 6. It is the User's responsibility to ensure this copy contains the most current revisions.



Project Title
Marcel LeClair
LTM, Inc.
 Route 2A
 Essex Junction, VT

Sheet Title
Site Plan

Date: 10/15/12
 Scale: 1" = 30'
 Project Number: 22-200
 Drawn By: JMH
 Project Engineer: JPP
 Approved By:
 Field Book:

C2-01A