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PROPERTY OF
A.R. Brothers & Sons, Inc.

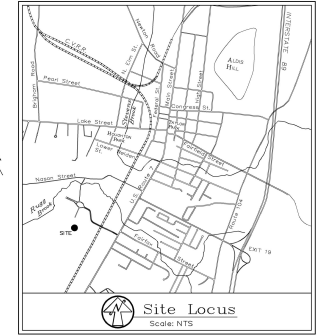
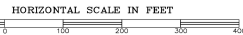
PROPERTY OF
Ben & Jerry's
Homemade, Inc.

PROPERTY OF
Ben & Jerry's
Homemade, Inc.

PROPERTY OF
Fraser Holdings, Inc.

PROPERTY OF
VT Organic
Reclamation, Inc.

UTILITY NOTES:
SEWER: ALL SEWER MAINS AND STRUCTURES HAVE BEEN INSTALLED AND ARE STUBBED FOR ALL LOTS. THE STRUCTURE FOR THE PUMP STATION HAS BEEN INSTALLED. THE PUMPS AND ELECTRICAL HAD YET TO BE INSTALLED.
STORM DRAINAGE: ALL CATCH BASINS ALONG THE CONSTRUCTED ROADWAY HAVE BEEN INSTALLED AND CONVEY RUNOFF TO THE DETENTION POND. A STRUCTURE WILL BE INSTALLED WITH THE COMPLETION OF THE ROADWAY, WEST OF THE INTERSECTION.
WATER: ALL WATER MAINS AND HYDRANTS HAVE BEEN INSTALLED. STUBS HAVE BEEN PROVIDED FOR ALL LOTS. AND ELECTRIC AND CABLE CONDUITS HAVE BEEN PROVIDED ALONG THE CONSTRUCTED ROADWAY. ADDITIONAL CONDUIT WILL BE INSTALLED WITH THE COMPLETION OF THE ROADWAY, WEST OF THE INTERSECTION.
LIGHTING: LIGHT POLE BASES AND CONDUIT HAVE BEEN PROVIDED ALONG THE CONSTRUCTED ROADWAY. ADDITIONAL CONDUIT AND LIGHT POLE BASES WILL BE INSTALLED AS THE ROAD IS COMPLETE. FIXTURES HAVE YET TO BE INSTALLED AND POWER HAS NOT BEEN PULLED.
GAS: A GAS MAIN HAS BEEN INSTALLED BY THE UTILITY COMPANY ALONG BENOIT DRIVE. TO THE INTERSECTION. ADDITIONAL MAINS HAVE YET TO BE CONSTRUCTED FROM THE INTERSECTION TO EACH CUL-DE-SAC.



PROJECT: 90064
DATE: December 28, 2021
DESIGN: PHC
DRAWN: NRB
CHECKED: PHC
APPROVED: PHC

NO. 002-24-2113
REV. 002-24-1993
CCE CROSS CONSULTING ENGINEERS, P.C.
103 Parkside Ave.
St. Albans, Vermont 05478
Cross Consulting Engineers, P.C.

Master Plan

Franklin County Industrial Development Corp.
St. Albans, VT
Proposed Industrial Expansion
St. Albans, VT
Benoit Drive

CIVIL
C-1

LEGEND

| | EXISTING | PROPOSED |
|-------------------------|----------|----------|
| DRAINAGE MANHOLE | | |
| CATCH BASIN | | |
| END SECTION | | |
| SEWER MANHOLE | | |
| SEWER CLEANOUT | | |
| HYDRANT | | |
| END CAP | | |
| CURB STOP | | |
| GATE VALVE | | |
| WELL | | |
| UTILITY POLE | | |
| GUY WIRE | | |
| LIGHT POLE | | |
| WALL POLE LIGHT | | |
| TRANSFORMER BOX | | |
| TELEPHONE BOX | | |
| ELEVATION BENCHMARK | | |
| PROPERTY LINE | | |
| RIGHT-OF-WAY | | |
| CENTERLINE OF ROAD | | |
| STORMDRAIN | | |
| UNDERDRAIN | | |
| GRAVITY SANITARY SEWER | | |
| PRESSURE SANITARY SEWER | | |
| WATER MAIN/SERVICE | | |
| GAS MAIN/SERVICE | | |
| OVERHEAD UTILITY | | |
| UNDERGROUND UTILITY | | |
| UNDERGROUND ELECTRICAL | | |
| UNDERGROUND TELEPHONE | | |
| STREAM/DRAINAGE SWALE | | |
| WETLAND DELINEATION | | |
| WETLAND BUFFER | | |
| EDGE OF WOODS | | |
| CONTOURS | | |

NOTE: LEGEND MAY INCLUDE SYMBOLS AND LINES NOT RELEVANT TO THIS PROJECT

TOWN OF ST. ALBANS ZONING DATA

| | Requirements |
|----------------------|-----------------|
| Min. Lot Area | 60,000 SF |
| Min. Lot Frontage | 200' |
| Front Yard Setback | 20 ft (PUD) |
| Side Yard Setback | 20ft/30ft (PUD) |
| Rear Yard Setback | 20 ft (PUD) |
| Max. Lot Coverage | 70% |
| Max. Building Height | 65 ft |

Source: Town of St. Albans Zoning Regulations, 2006

COLOR SITE PLAN