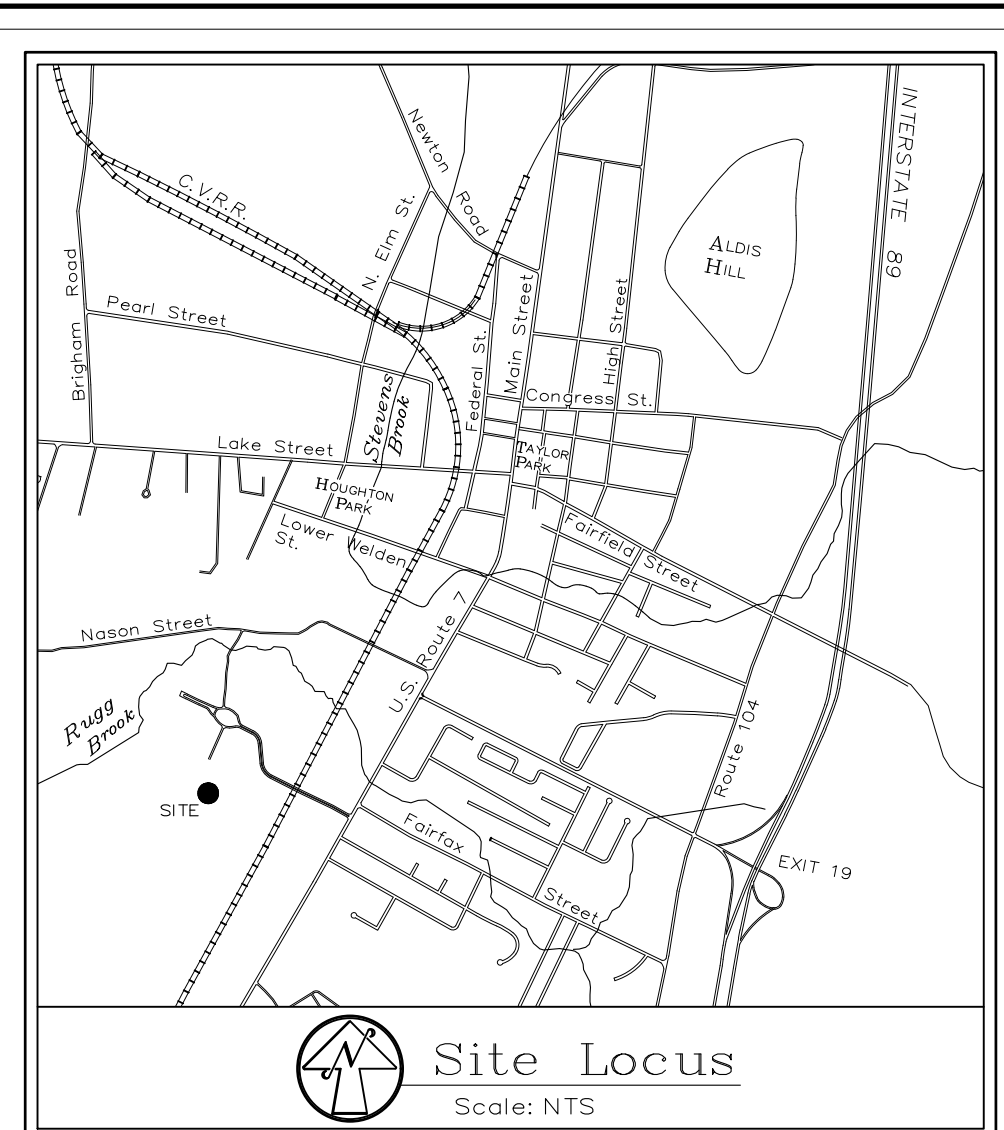
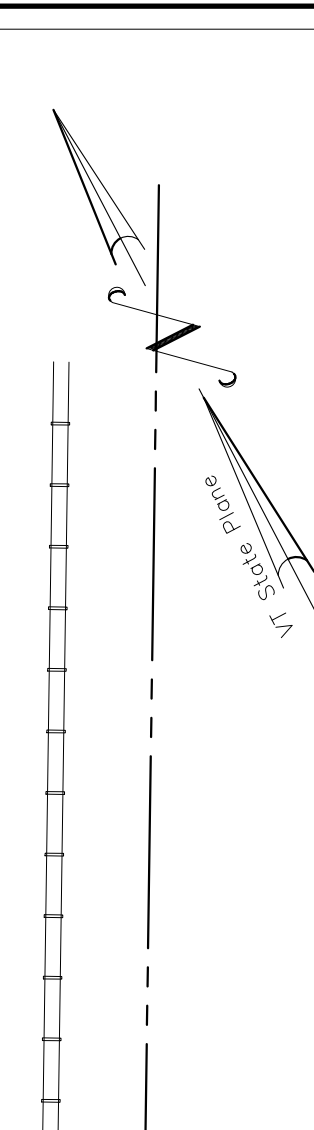


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LEGEND		
	EXISTING	PROPOSED
DRAINAGE MANHOLE		
CATCH BASIN		
END SECTION		
SEWER MANHOLE		
SEWER CLEANOUT		
HYDRANT		
END CAP		
CURB STOP		
GATE VALVE		
WELL		
UTILITY POLE		
GUY WIRE		
LIGHT POLE		
WALL PACK LIGHT		
TRANSFORMER BOX		
TELEPHONE BOX		
ELEVATION BENCHMARK		
PROPERTY LINE		
RIGHT-OF-WAY		
CENTERLINE OF ROAD		
STORMDRAIN	SD	SD
UNDERDRAIN	UD	UD
GRAVITY SANITARY SEWER	SS	SS
PRESSURE SANITARY SEWER	PS	PS
WATER MAIN/SERVICE	W	W
GAS MAIN/SERVICE	G	G
OVERHEAD UTILITY	OU	OU
UNDERGROUND UTILITY	UU	UU
OVERHEAD ELECTRICAL	OE	OE
UNDERGROUND ELECTRICAL	UE	UE
OVERHEAD TELEPHONE	OT	OT
UNDERGROUND TELEPHONE	UT	UT
STREAM/DRAINAGE SWALE		
WETLAND DELINEATION		
WETLAND BUFFER		
EDGE OF WOODS		
CONTOURS	450	450

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

TOWN OF ST. ALBANS ZONING DATA

	Requirements
Min. Lot Area	80,000 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, 2016



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 HAS YET TO BE INSTALLED.
 STORM DRAINS: ALL CATCH BASINS ALONG THE CONSTRUCTED ROADWAY HAVE BEEN INSTALLED AND CONVEY RUNOFF TO THE DETENTION POND. 4 STRUCTURES 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.
 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: 99064
 DATE: February 13, 2025
 DESIGN: PJG
 DRAWN: NRB/RHW
 CHECKED: PJG
 APPROVED: PJG

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Master Plan

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

CIVIL
C-1

COLOR SITE PLAN