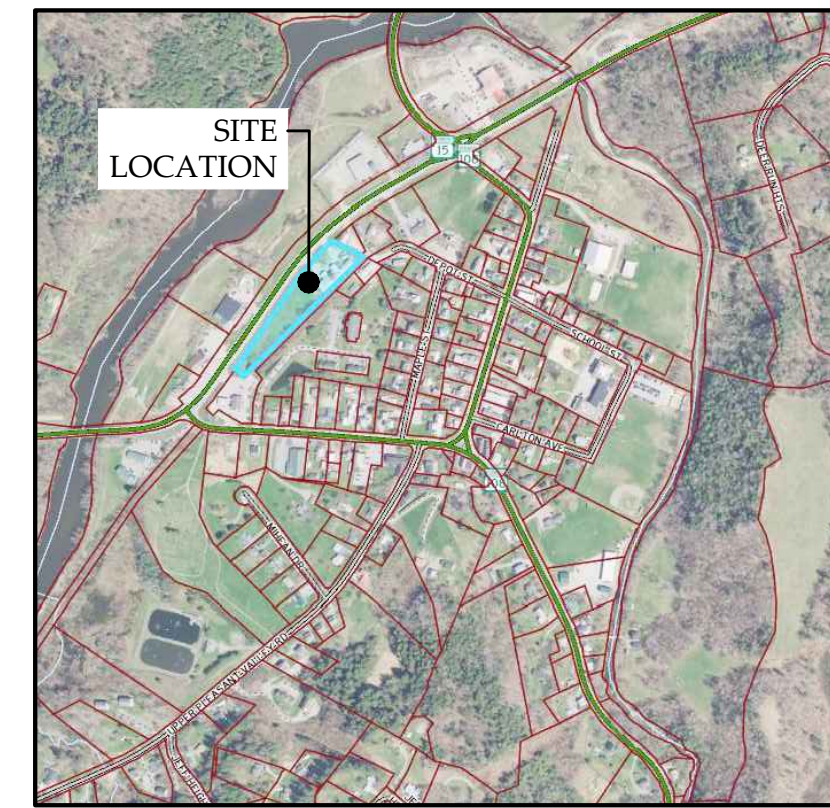
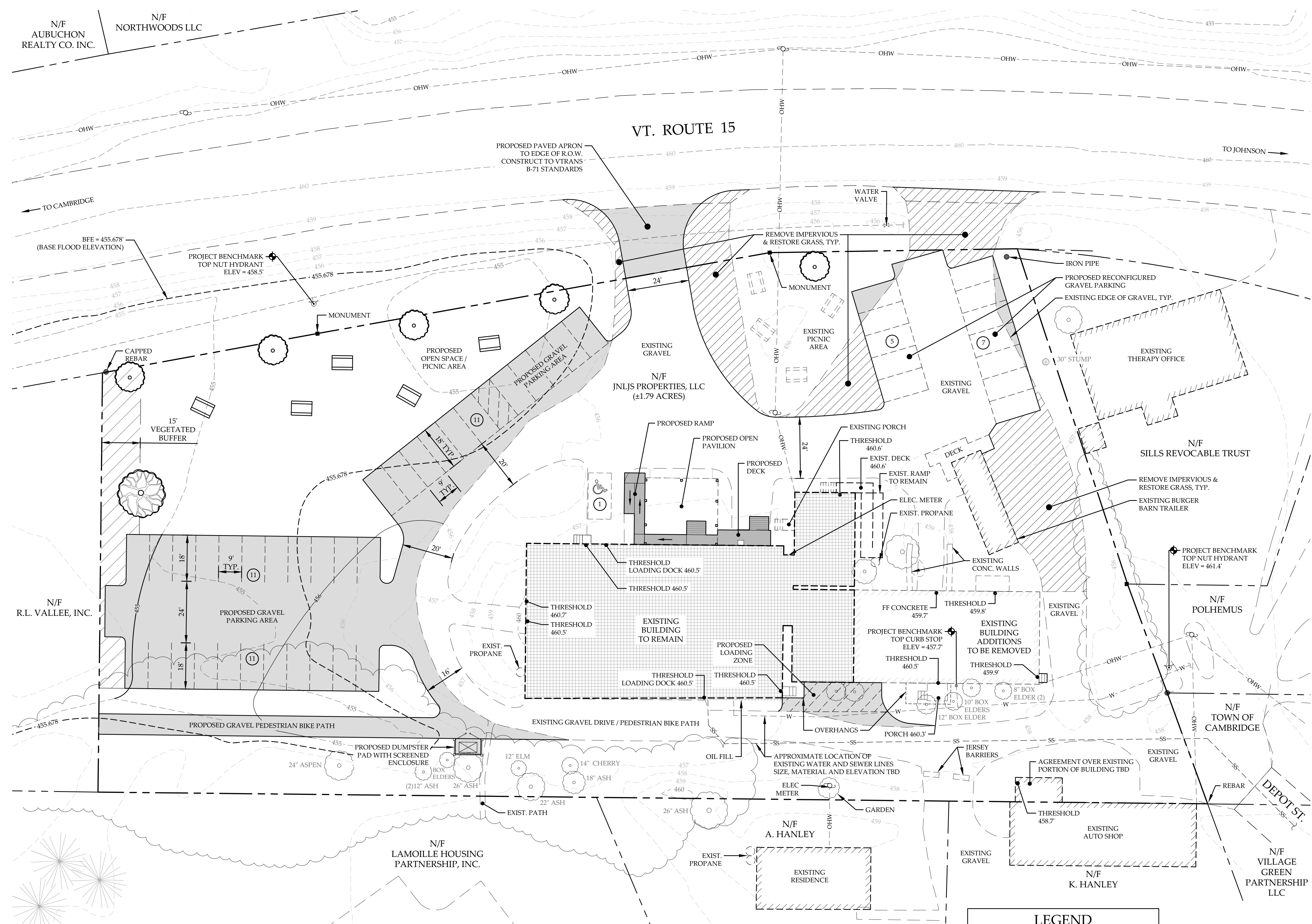


N/F AUBUCHON REALTY CO. INC.
N/F NORTHWOODS LLC



SITE LOCATION MAP
NOT TO SCALE



PURPOSE OF PLAN:
RENOVATE EXISTING BUILDING FOR MIXED COMMERCIAL USE TO INCLUDE EXPANDED AND RECONFIGURED PARKING.

EXISTING PARKING: 14 SPACES
ADDITIONAL PROPOSED PARKING: 32 SPACES
TOTAL: 46 SPACES

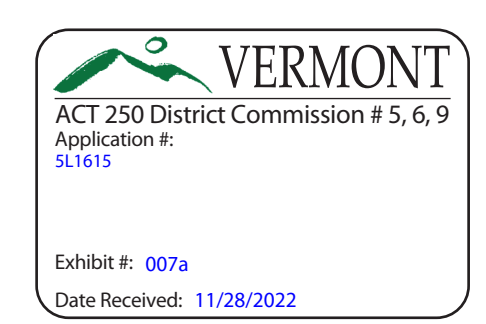
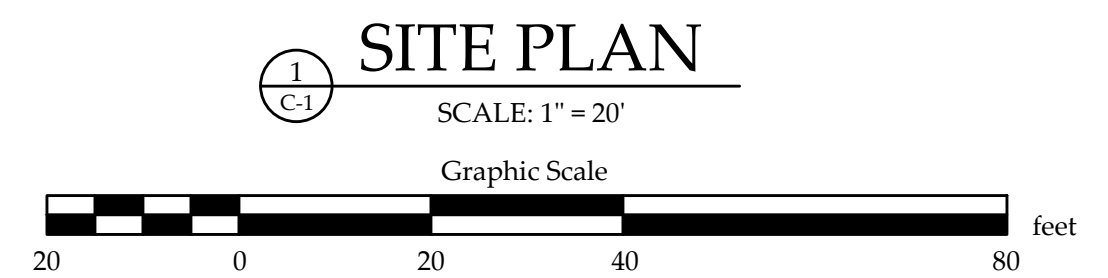
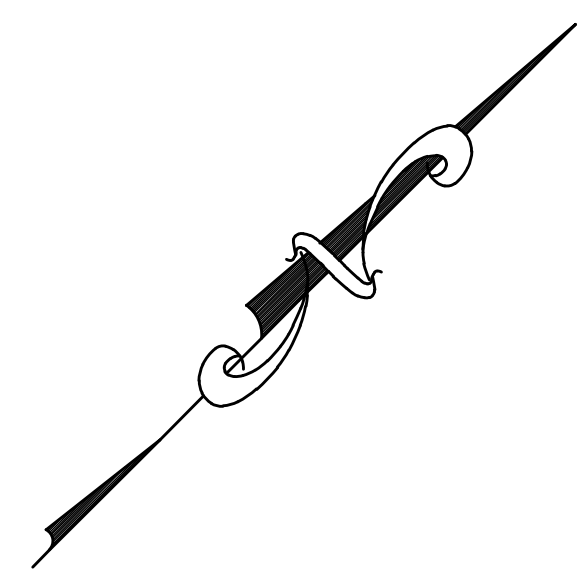
OWNER OF RECORD:
JNLJS PROPERTIES, LLC

APPLICANT:
LAMOILLE BUILD, LLC
JOHNSON VT 05656

- PLAN REFERENCES:**
- TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 05-31-22.
 - PARCEL AND SITE INFORMATION TAKEN FROM BOUNDARY ADJUSTMENT PLAN ENTITLED "BOUNDARY ADJUSTMENT, R.L. VALLEE, INC. & T&S, MCCOVERN, 4828 VERMONT ROUTE 15, JEFFERSONVILLE, VERMONT", PREPARED BY CIVIL ENGINEERING ASSOCIATES, INC., DATED DEC. 9, 2021.
 - PARCEL AND SITE INFORMATION TAKEN ELECTRONICALLY AND FROM PLAN ENTITLED "EXISTING CONDITIONS SITE PLAN, PROPERTY OF BEN WATERMAN, 4968 VERMONT ROUTE 15, JEFFERSONVILLE, VT", PROVIDED AND PREPARED BY GILSON LAND SURVEYING, PLLC, DATED 6/29/2022, DWG# 22051.

- NOTES:**
- THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #1. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 10/06/22



LEGEND

N/F	NOW OR FORMERLY OWNED BY
●	EXISTING CONCRETE MONUMENT
○	IRON PIPE / REBAR FOUND
⊕	EXISTING UTILITY POLE
⊙	EXISTING HYDRANT
⊗	EXISTING TREE STUMP
---	EXISTING PROPERTY LINE
---	ABUTTER PROPERTY LINE
- - - -	BASE FLOOD ELEVATION
- - - -	EXISTING TREE LINE
- - - -	EXISTING WATER LINE
- - - -	EXISTING OVERHEAD WIRES
- - - -	EXISTING CONTOUR
□	PROPOSED PICNIC TABLE
□	EXISTING PICNIC TABLE
○	PROPOSED TREE
○	EXISTING TREES

REVISION: 10/31/22 - REVISIONS TO R.O.W. PER VTRANS COMMENTS
REVISION: 10/06/22 - REVISED PROPOSED PARKING AND EXISTING BUILDING TO REMAIN
REVISION: 08/15/22 - ADDED BFE (BASE FLOOD ELEVATION)
REVISION: 07/13/22 - ADDED PROPOSED PAVILION WITH RAMP AND STAIRS
REVISION: 07/05/22 - UPDATED WITH FIELD SURVEY DATA, MINOR LAYOUT REVISION

SITE PLAN
LAMOILLE BUILD, LLC
4968 VERMONT ROUTE 15
JEFFERSONVILLE, VERMONT

MUMLEY ENGINEERING, INC.
11 MOSS GLENN FALLS ROAD
STONE, VERMONT 05672
WWW.MUMLEYENGINEERING.COM
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PROJECT NO.22058
DRAWN BY.....WEH
CHECKED BY.....TRM
SCALE.....1" = 20'
DATE.....06/09/22

SHEET NO.
C-1
1 OF 1 SHEETS