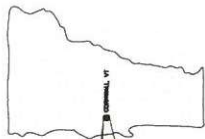


Beaver Brook Properties, LLC Beaver Brook Subdivision Cornwall, Vermont

GME Project # 28-009



SITE LOCATION
NTS

EXISTING

---	PROPERTY LINE
---	INDEX CONTOUR
---	MINOR CONTOUR
---	TREE LINE
---	DRAINAGE DITCH
---	PAVED ROAD/DRIVE
---	GRAVEL ROAD/DRIVE
---	CONCRETE SIDEWALK
---	WATER
---	STORM SEWER
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE/COMMUNICATION
---	OVERHEAD WIRE
---	SANITARY SEWER
---	MANHOLE
---	MONITOR WELL
---	IRON PN/PIPE/REBAR FOUND
---	SURVEY STATION
---	SURVEY STATION - GPS
---	BENCHMARK
---	UTILITY POLE
---	CITY POLE
---	ELECTRIC BOX/POSTAL/VAULT
---	TELEPHONE/COMMUNICATION BOX/POSTAL/VAULT
---	CATCH BASIN
---	SIGN
---	MAIL BOX
---	CONIFEROUS TREE
---	DECIDUOUS TREE
---	BOULDER
---	TEST PIT

PROPOSED

---	PROPERTY LINE
---	INDEX CONTOUR
---	MINOR CONTOUR
---	TREE LINE
---	DRAINAGE DITCH
---	PAVED ROAD/DRIVE
---	GRAVEL ROAD/DRIVE
---	WATER
---	DRAIN
---	STORM SEWER
---	UNDERGROUND ELECTRIC/COMMUNICATION
---	UNDERGROUND TELEPHONE/COMMUNICATION
---	SANITARY SEWER
---	FORCE MAIN
---	SET FENCE
---	CONCRETE CURB STOP
---	WELL
---	VALVE
---	BLOW OFF
---	AIR RELEASE
---	MANHOLE
---	SOIL BORING
---	PERCUSSION TEST
---	TEST PIT
---	TEST PIT
---	IRON PN/PIPE/REBAR FOUND
---	BOUND
---	SURVEY STATION
---	SURVEY STATION - GPS
---	BENCHMARK
---	UTILITY POLE
---	ELECTRIC BOX/POSTAL/VAULT
---	TELEPHONE/COMMUNICATION BOX/POSTAL/VAULT
---	CATCH BASIN
---	SIGN
---	MAIL BOX
---	CONIFEROUS TREE
---	DECIDUOUS TREE
---	SHRUB
---	BOULDER

Index of Drawings

No.	Title
1	Cover Sheet
2	Existing Conditions Site Plan
3	Proposed Lot Layout Site Plan
4	Proposed Lot 9 Layout Site Plan
5	Proposed Property Easements Site Plan
6	Proposed Infrastructure Overall Site Plan
7	Proposed Water & Wastewater Infrastructure Site Plan
8	Proposed Stormwater Infrastructure Site Plan



<p>1430 SOUTH BOWMILL ROAD MIDDLEBURY VERMONT 05750 PHONE: (802) 882-5380 FAX: (802) 882-7588</p>		<p>APPROVED DRAWINGS 2/19/2020 (NOT FOR CONSTRUCTION)</p>	<p>FINAL APPLICATION SITE PLAN REVIEW</p>	<p>COVER SHEET</p>
<p>DATE: 2/19/2020 DRAWN BY: [blank] CHECKED BY: [blank]</p>	<p>PROJECT: BEAVER BROOK SUBDIVISION SHEET NO: 28-009</p>	<p>DATE: 2/19/2020 DRAWN BY: [blank] CHECKED BY: [blank]</p>	<p>PROJECT: BEAVER BROOK SUBDIVISION SHEET NO: 28-009</p>	<p>DATE: 2/19/2020 DRAWN BY: [blank] CHECKED BY: [blank]</p>

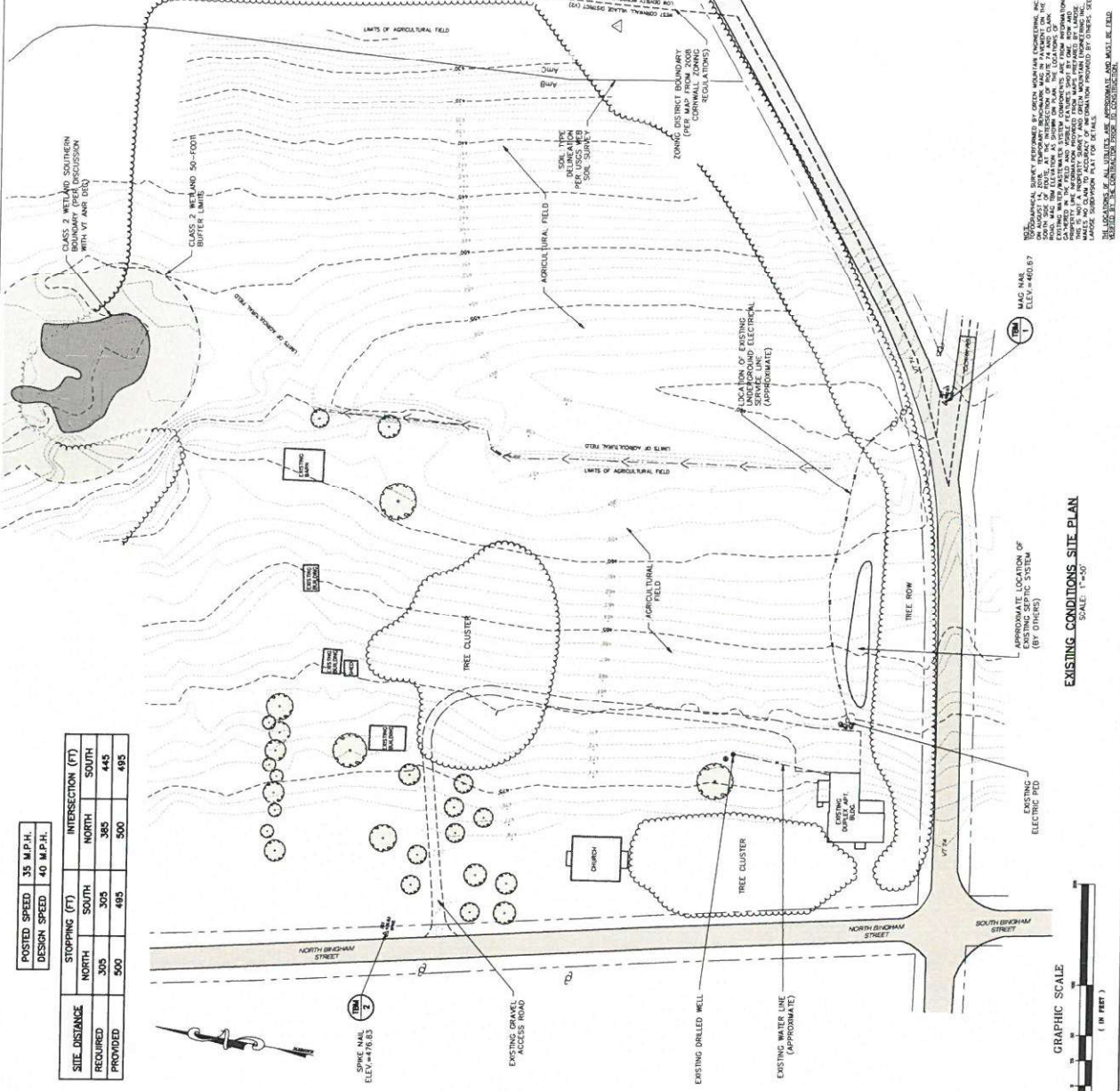
EXISTING CONDITIONS
SITE PLAN

APPROVED DRAWINGS
2/19/2020
(NOT FOR CONSTRUCTION)

FINAL
APPLICATION
SITE PLAN
REVIEW

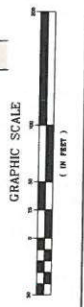
GREEN MOUNTAIN ENGINEERING
1438 SOUTH BIRCHAM ROAD
SPRINGFIELD, VERMONT 05405
PHONE: (802) 882-5690
FAX: (802) 882-7598

REV.	DATE	DESCRIPTION
1	02/19/2020	REVISED FOR GENERAL REVIEW
2		
3		



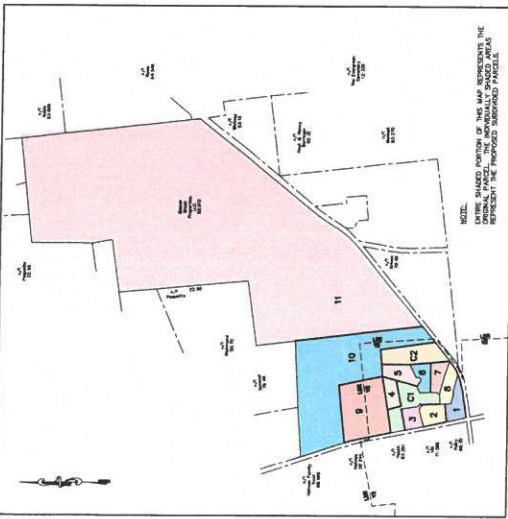
NOTE: THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PROJECTS. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED BY THE ENGINEER. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE ENGINEER'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED BY THE ENGINEER. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.

EXISTING CONDITIONS SITE PLAN
SCALE: 1" = 40'



POSTED SPEED 35 M.P.H.
DESIGN SPEED 40 M.P.H.

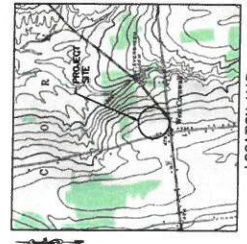
SITE DISTANCE	STOPPING (FT)		INTERSECTION (FT)	
	NORTH	SOUTH	NORTH	SOUTH
REQUIRED	305	305	365	445
PROVIDED	500	485	500	495



EXISTING PARCEL MAP
SCALE: 1" = 600'



ORTHO MAP
SCALE: 1" = 2000'



LOCATION MAP
N.T.

- PROPERTY LINE
- RIGHT-OF-WAY
- SECTION
- SECTION BOUNDARY
- MAJOR CONTOUR
- TREE LINE
- DRAINAGE DITCH
- PAVED ROAD/DRIVE
- GRAVEL ROAD/DRIVE
- WATER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE/COMMUNICATION
- AGRICULTURE FIELD
- SURVEY STATION
- UTILITY POLE
- ELECTRIC BOX/PRESTRESS/MULTI
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOLLER

REV	DATE	DESCRIPTION
1	02/27/2020	PRELIMINARY
2	03/10/2020	FINAL

1438 SOUTH BOWMILL ROAD
 BIRMINGHAM, AL 35209
 PHONE (205) 984-3580
 FAX (205) 984-7598

GREEN MOUNTAIN ENGINEERING
 CIVIL & WATER ENGINEERS

FINAL APPLICATION SITE PLAN REVIEW

APPROVED DRAWINGS
 2/19/2020
 (NOT FOR CONSTRUCTION)

PROPOSED LOT LAYOUT
 SITE PLAN

BEAR BLOCK PARTNERS LLC
 10000 BEAR BLOCK DRIVE
 BIRMINGHAM, AL 35244

PROJECT NO. 28-009
 DATE: 02/19/2020

3
 DRAWING NO.

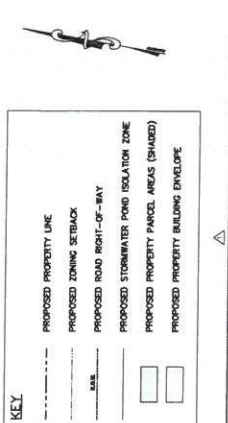
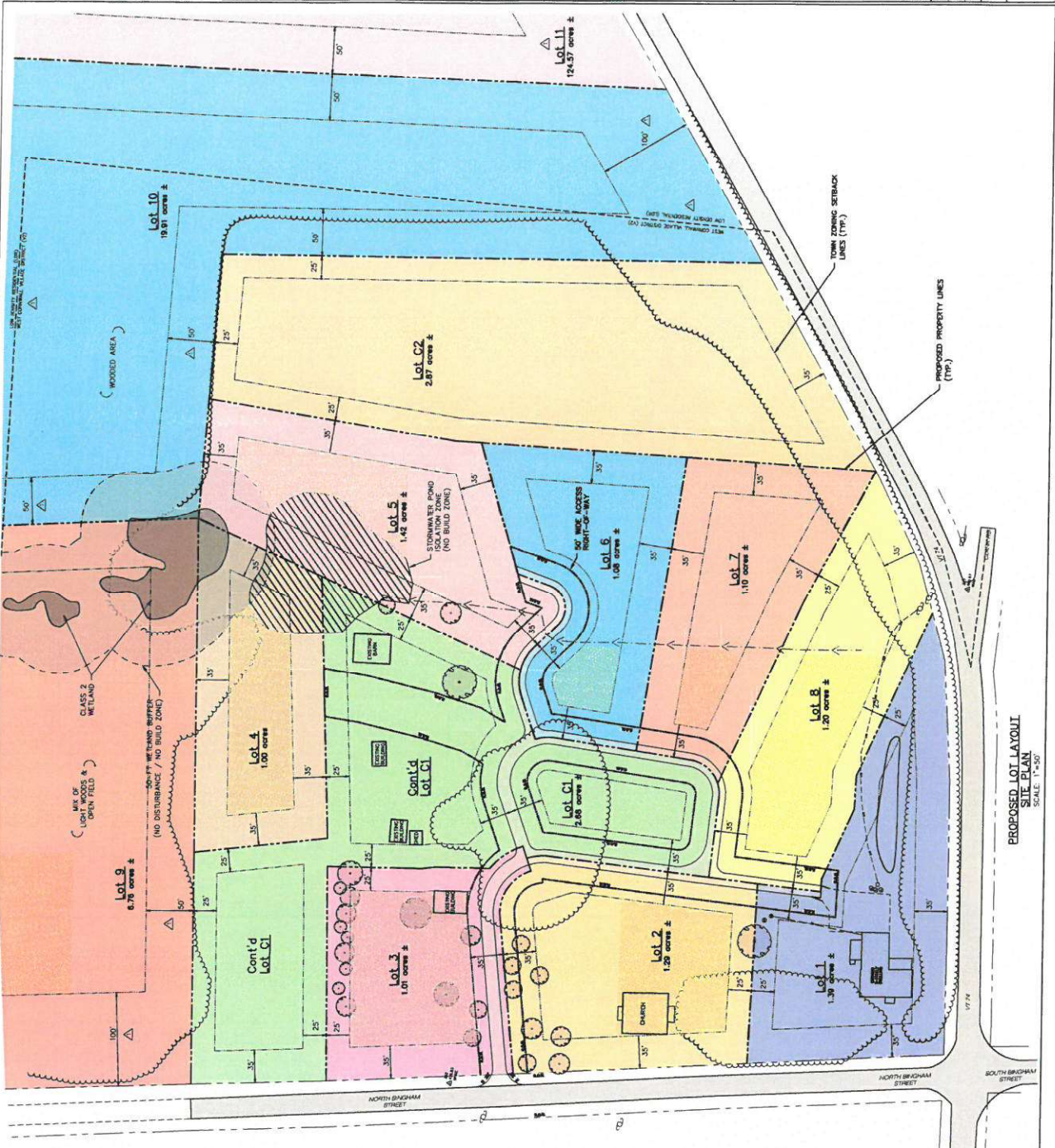


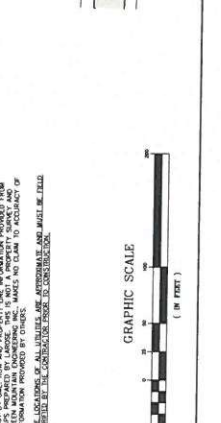
TABLE 1: PROPOSED LOT DIMENSIONS

SEWER BLOCK SUBDIVISION

Lot #	Area (Acres)	Frontage (Feet)	Depth (Feet)	Perimeter (Feet)	Area (Sq. Feet)
Lot 1	1.39	100	100	300	150,000
Lot 2	1.28	100	100	300	128,000
Lot 3	1.01	100	100	300	101,000
Lot 4	1.00	100	100	300	100,000
Lot 5	1.41	100	100	300	141,000
Lot 6	1.08	100	100	300	108,000
Lot 7	1.10	100	100	300	110,000
Lot 8	1.20	100	100	300	120,000
Lot 9	6.78	100	100	300	678,000
Lot 10	19.91	100	100	300	1,991,000
Lot 11	124.57	100	100	300	12,457,000

Lot #	Area (Acres)	Frontage (Feet)	Depth (Feet)	Perimeter (Feet)	Area (Sq. Feet)
Cont'd Lot C1	1.00	100	100	300	100,000
Cont'd Lot C2	2.88	100	100	300	288,000

DISCLAIMER: THIS PROFESSIONAL SERVICE PERFORMED BY GREEN MOUNTAIN ENGINEERING, INC. IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROPOSED LOT LAYOUT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA AND INFORMATION. THE CLIENT IS NOT TO BE HELD LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE AND NECESSARY ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS SERVICE. THE CLIENT'S USE OF THIS SERVICE IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THIS AGREEMENT. THE CLIENT'S USE OF THIS SERVICE FOR ANY OTHER PROJECT OR SITE IS AT THE CLIENT'S SOLE RISK AND WITHOUT LIABILITY TO GREEN MOUNTAIN ENGINEERING, INC.



PROPOSED LOT LAYOUT
 SITE PLAN
 SCALE: 1"=50'

NORTH BIRMINGHAM STREET
 SOUTH BIRMINGHAM STREET

REV	DATE	DESCRIPTION

1438 SOUTH BOWMILL ROAD
SPRING LAKE, VT 05650
PHONE (802) 882-5800
FAX (802) 882-7588

GREEN MOUNTAIN ENGINEERING
30 WATER

APPROVED DRAWINGS
2/19/2020
(NOT FOR CONSTRUCTION)

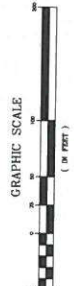
PROPOSED LOT 9 LAYOUT
SITE PLAN
BEAVER BROOK PROPERTIES LLC
SITE PLANNING AND ENGINEERING
CORNWALL, VT
PROJECT NO. 28-0019
DRAWING NO. 4



KEY

---	PROPOSED PROPERTY LINE
---	PROPOSED ZONING SETBACK
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED STORMWATER POND ISOLATION ZONE
---	PROPOSED PROPERTY PARCEL AREAS (SHADED)
---	PROPOSED PROPERTY BUILDING ENVELOPE

THE INFORMATIONAL SURVEY PERFORMED BY GREEN MOUNTAIN ENGINEERING, INC. ON THE 2019/2020 DATE OF THE SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION PROVIDED BY THE CLIENT. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.



PROPOSED LOT 9 LAYOUT
SITE PLAN
SCALE: 1"=50'

REV	DATE	DESCRIPTION
1	12/12/20	INITIAL DESIGN
2	01/27/21	REVISED DESIGN PER COMMENTS
3	02/25/21	REVISED DESIGN PER COMMENTS
4	03/15/21	REVISED DESIGN PER COMMENTS
5	03/22/21	REVISED DESIGN PER COMMENTS
6	04/01/21	REVISED DESIGN PER COMMENTS
7	04/26/21	REVISED DESIGN PER COMMENTS
8	05/07/21	REVISED DESIGN PER COMMENTS
9	05/14/21	REVISED DESIGN PER COMMENTS
10	05/21/21	REVISED DESIGN PER COMMENTS
11	06/01/21	REVISED DESIGN PER COMMENTS
12	06/15/21	REVISED DESIGN PER COMMENTS
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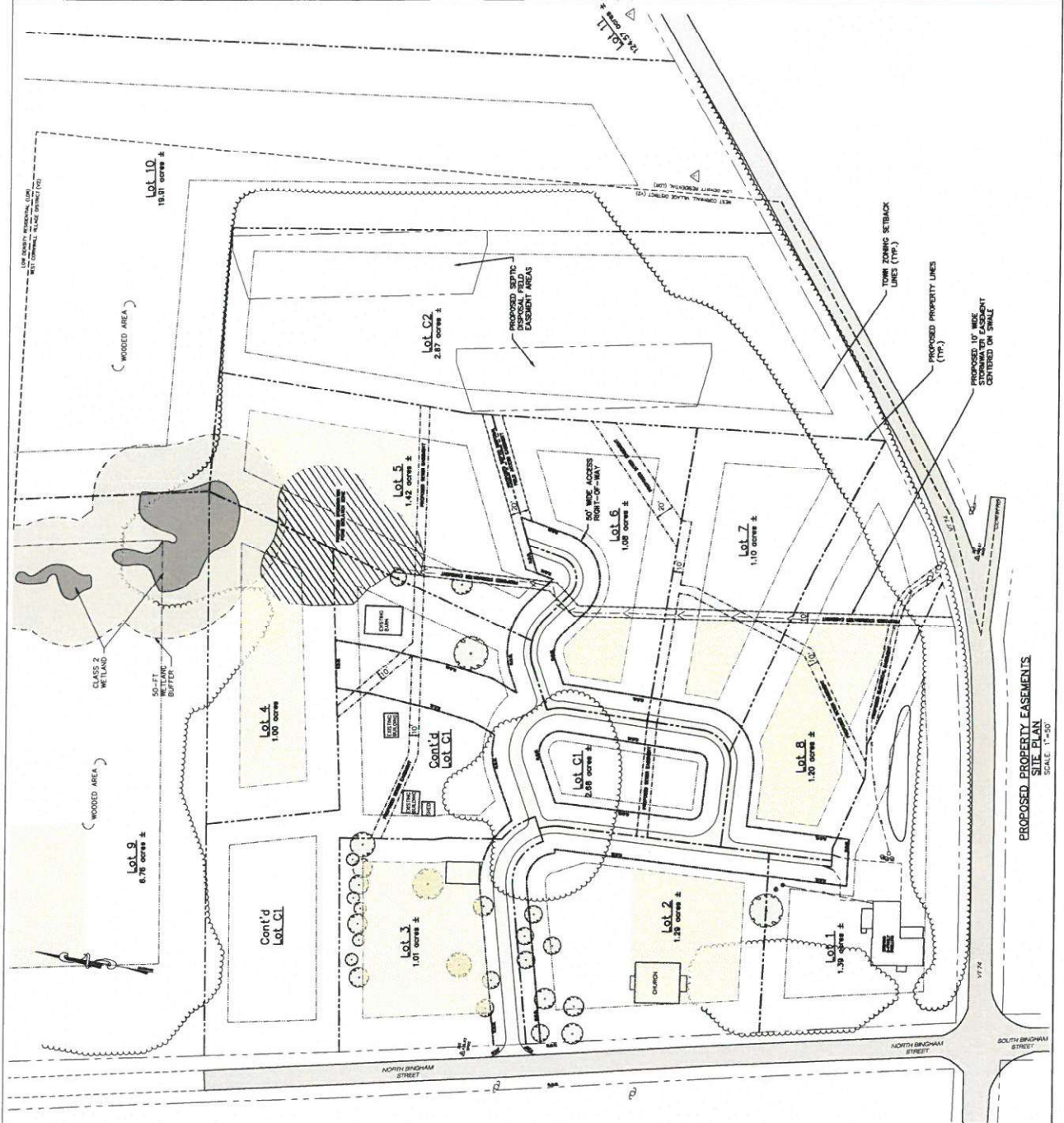
GREEN MOUNTAIN ENGINEERING
142 SOUTH BRIGHAM ROAD
DURHAM, VERMONT 05824
PHONE: (802) 253-2800
FAX: (802) 253-7588
www.greengm.com

APPROVED DRAWINGS
2/19/2020
(NOT FOR CONSTRUCTION)

FINAL APPLICATION SITE PLAN REVIEW

PROPOSED PROPERTY EASEMENTS
SITE PLAN

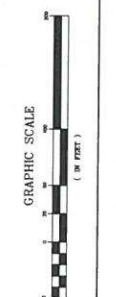
REPLACEMENT ENGINEERS, LLC
285 BROAD STREET
SOUTH BRAM, VT 05834
REVISION: 03/24/2021
DATE: 03/24/2021
DRAWING: 90046
JOB: 2020-0279
SCALE: 1" = 40'



KEY
Proposed Property Line
Proposed Zoning Setback
Proposed Road Right-of-Way
Proposed Utility Easement (As Labeled)
Proposed Stormwater Pond Isolation Zone
Proposed Lot Building Envelope

NOTES:
EASEMENTS SHOWN FOR UNDERGROUND UTILITIES ARE FOR PLACING RECORDS SAME AND ARE SUBJECT TO CHANGE. LOCATIONS FOR UTILITY AND THE UTILITY AND SHALL BE CENTERED DOWN THE UTILITY AND.

NOTES:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONSTRUCTION PRIOR TO CONSTRUCTION.



PROPOSED PROPERTY EASEMENTS SITE PLAN
SCALE: 1"=40'

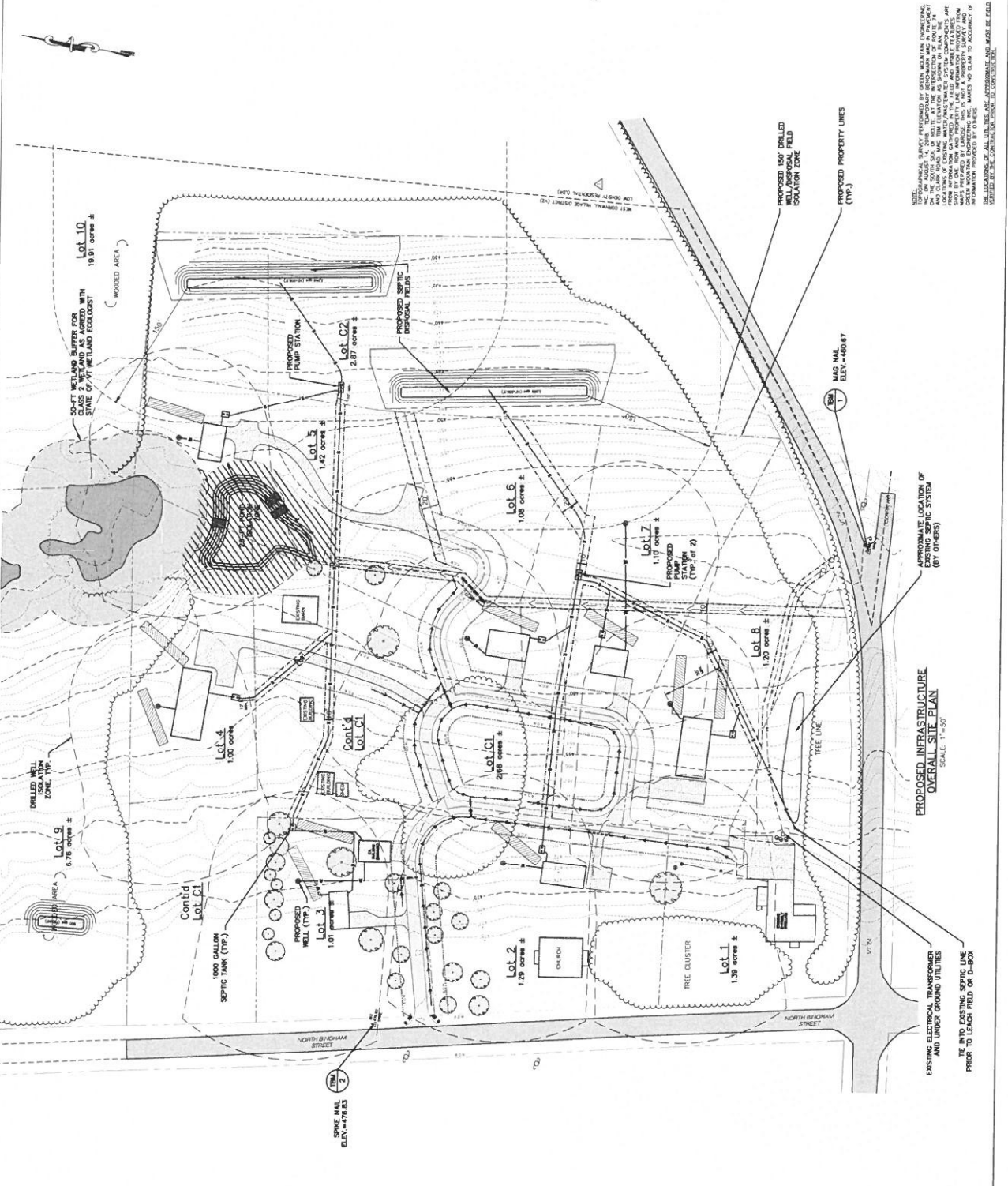
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2	02/27/20	ISSUED FOR PERMITTING (PRELIMINARY)
3	02/27/20	ISSUED FOR PERMITTING (PRELIMINARY)

GREEN MOUNTAIN ENGINEERING
 CIVIL ENGINEERING
 1435 SOUTH BIRCHAM ROAD
 NORTH BIRCHAM, VERMONT 05701
 PHONE: (802) 882-2980
 FAX: (802) 882-7598

FINAL APPLICATION SITE PLAN REVIEW

APPROVED DRAWINGS
 2/19/2020
 (NOT FOR CONSTRUCTION)

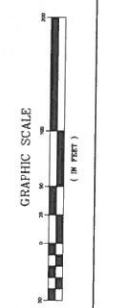
PROJECT NO.	280009
DATE	02/27/20
SCALE	AS SHOWN
DRAWN BY	J.S.
CHECKED BY	J.S.
DATE	02/27/20
PROJECT	LOT 10
CLIENT	REVERE BROWN PROPERTIES LLC
DESIGNER	GREEN MOUNTAIN ENGINEERING
LOCATION	CORNWALL, VT



NOTE:
 ALL UTILITIES SHOWN ON THIS PLAN WERE LOCATED BY FIELD SURVEY AND ARE APPROXIMATE. THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHERS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROPOSED INFRASTRUCTURE OVERALL SITE PLAN
 SCALE: 1"=50'

EXISTING ELECTRICAL, TRANSMISSIONS AND UNDERGROUND UTILITIES TO BE REMOVED PRIOR TO LEACH FIELD OF D-BOX



NOTE: THE LOCATION OF ALL UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

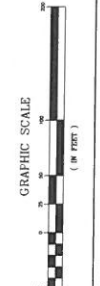
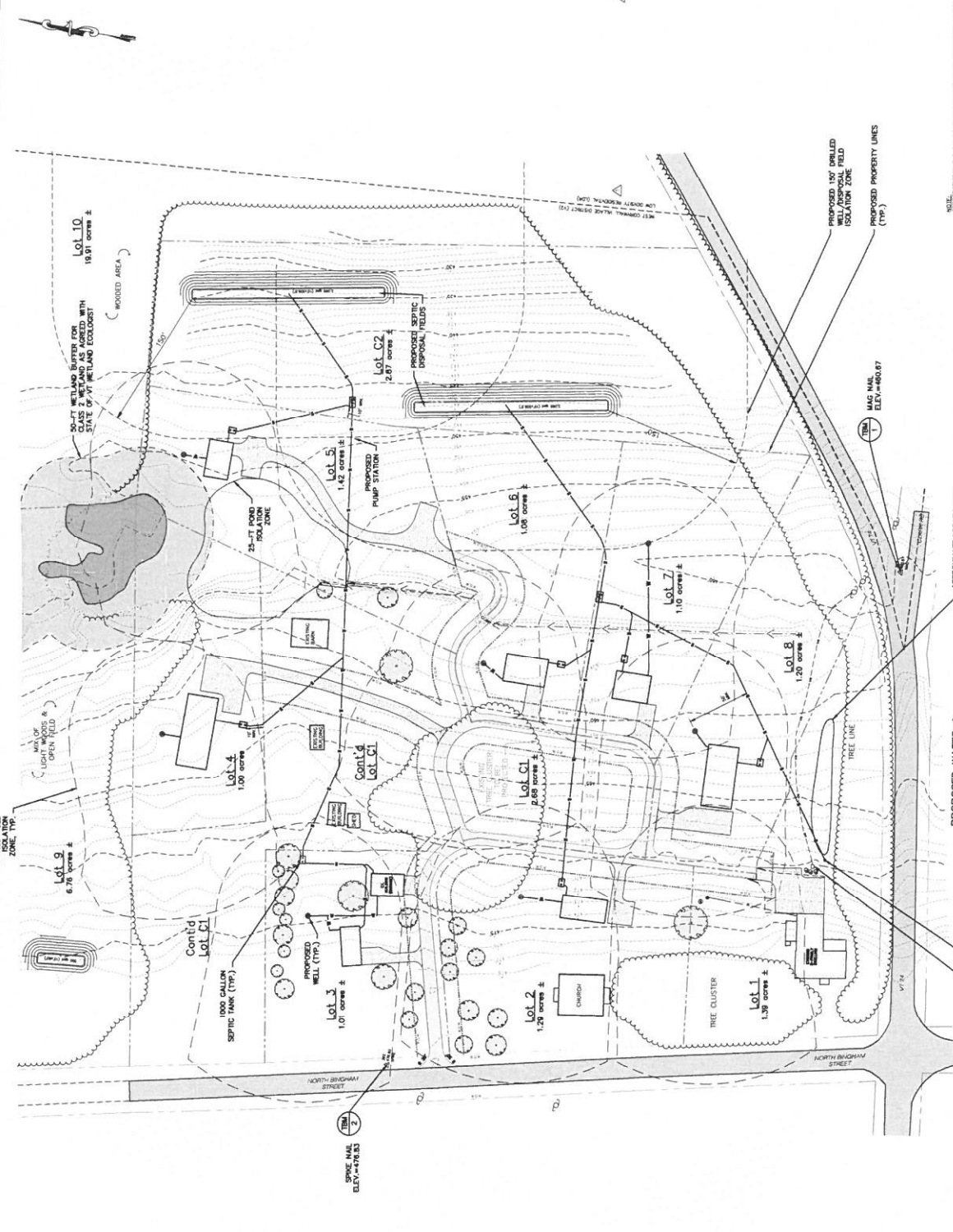
THE LOCATION OF ALL UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

DATE	11/14/20
BY	DR
DATE	11/14/20
BY	DR
DATE	11/14/20
BY	DR
DATE	11/14/20
BY	DR

APPROVED DRAWINGS
2/19/2020
(NOT FOR CONSTRUCTION)

GREEN MOUNTAIN ENGINEERING
143 SOUTH BIRCHMOUNT ROAD
MELLSVILLE, OHIO 44661
PHONE: (330) 962-5590
FAX: (330) 962-7598
WWW.GME-ENGINEERING.COM

NO. 1	DATE	DESCRIPTION
1	11/14/20	ISSUED FOR PERMIT
2	11/14/20	ISSUED FOR PERMIT
3	11/14/20	ISSUED FOR PERMIT
4	11/14/20	ISSUED FOR PERMIT
5	11/14/20	ISSUED FOR PERMIT
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10	11/14/20	ISSUED FOR PERMIT



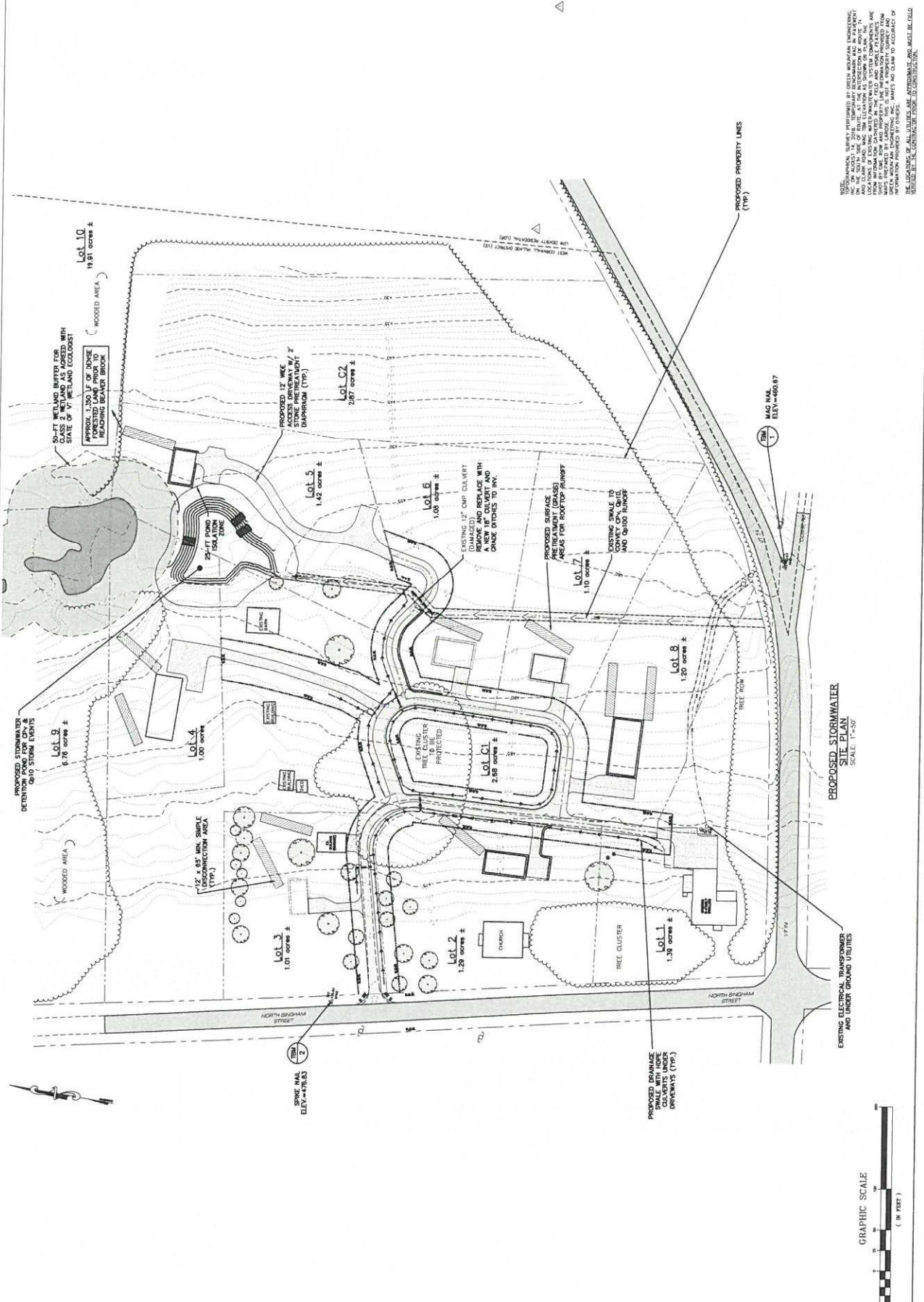
REV	DATE	DESCRIPTION
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2	08/10/20	REVISIONS TO PERMIT
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6	08/10/20	REVISIONS TO PERMIT
7	08/10/20	REVISIONS TO PERMIT
8	08/10/20	REVISIONS TO PERMIT
9	08/10/20	REVISIONS TO PERMIT
10	08/10/20	REVISIONS TO PERMIT

1.42 SOUTH BIRMINGHAM, AL
 GREEN MOUNTAIN ENGINEERING
 1000 1/2 SOUTH BIRMINGHAM, AL 35203
 PHONE: (205) 988-0888
 FAX: (205) 988-7598
 WWW: WWW.GMENGINEERING.COM

FINAL APPLICATION SITE PLAN REVIEW

APPROVED DRAWINGS
 2/19/2020
 (NOT FOR CONSTRUCTION)

PROPOSED STORMWATER INFRASTRUCTURE SITE PLAN
 BEASLEY ENGINEERING
 1000 1/2 SOUTH BIRMINGHAM, AL 35203
 PHONE: (205) 988-0888
 FAX: (205) 988-7598
 WWW: WWW.BEASLEYENGINEERING.COM



NOTE: THE LOCATION OF ALL UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.

PROPOSED STORMWATER SITE PLAN
 SCALE: 1" = 50'

