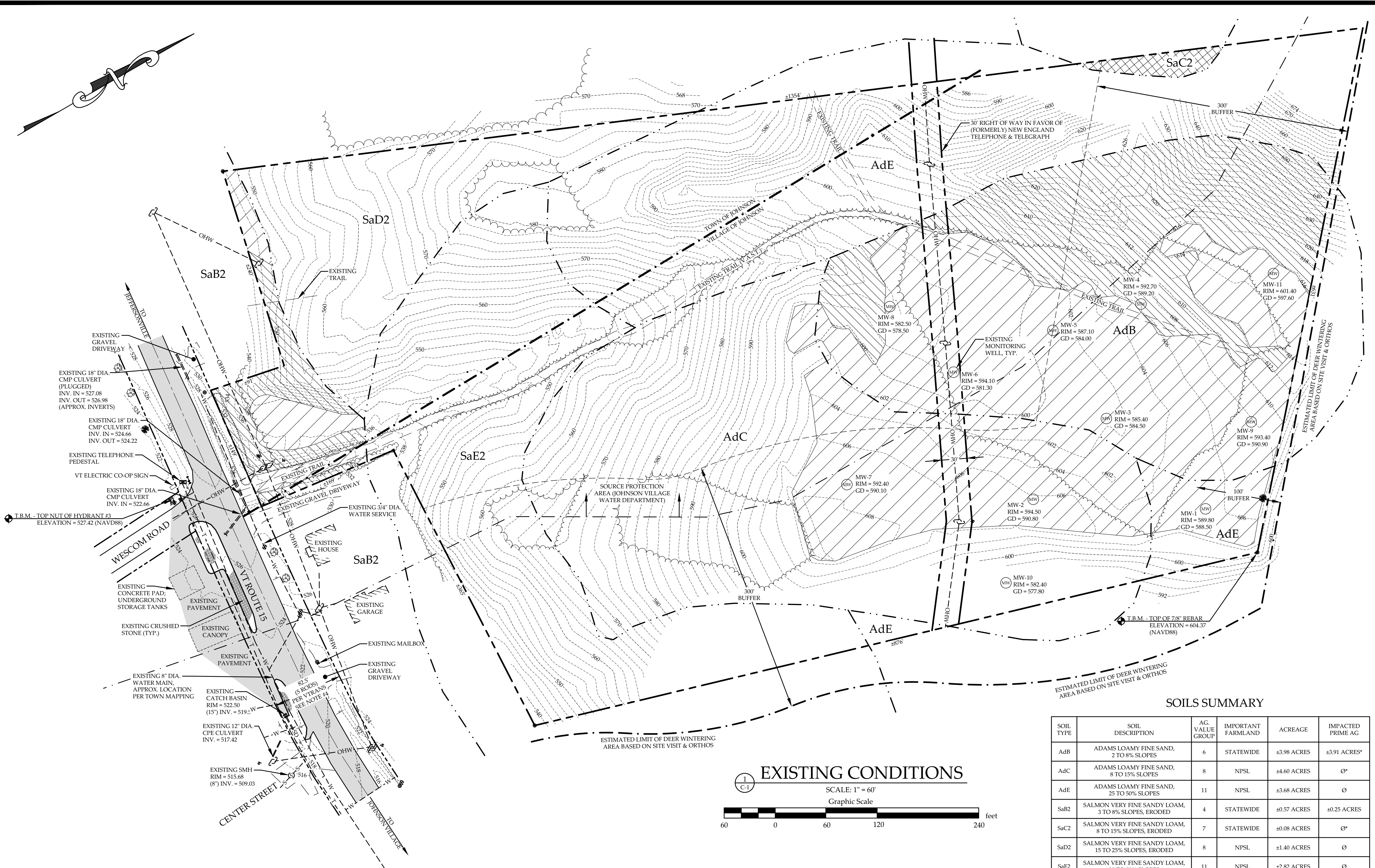


SITE LOCATION MAP
NOT TO SCALE

- LIST OF DRAWINGS**
- C-1 EXISTING CONDITIONS
 - C-2 PROPOSED SITE PLAN
 - C-3 UTILITY PLAN
 - C-4 ROAD PLAN & PROFILE
 - C-5 SEWER PLAN & PROFILE
 - C-6 STORMWATER POND & DETAILS
 - C-7 DETAILS
 - C-8 DETAILS



SOILS SUMMARY

SOIL TYPE	SOIL DESCRIPTION	AG. VALUE GROUP	IMPORTANT FARMLAND	ACREAGE	IMPACTED PRIME AG
AdB	ADAMS LOAMY FINE SAND, 2 TO 8% SLOPES	6	STATEWIDE	±3.98 ACRES	±3.91 ACRES*
AdC	ADAMS LOAMY FINE SAND, 8 TO 15% SLOPES	8	NPSL	±4.60 ACRES	0
AdE	ADAMS LOAMY FINE SAND, 25 TO 50% SLOPES	11	NPSL	±3.68 ACRES	0
SaB2	SALMON VERY FINE SANDY LOAM, 3 TO 8% SLOPES, ERODED	4	STATEWIDE	±0.57 ACRES	±0.25 ACRES
SaC2	SALMON VERY FINE SANDY LOAM, 8 TO 15% SLOPES, ERODED	7	STATEWIDE	±0.08 ACRES	0
SaD2	SALMON VERY FINE SANDY LOAM, 15 TO 25% SLOPES, ERODED	8	NPSL	±1.40 ACRES	0
SaE2	SALMON VERY FINE SANDY LOAM, 25 TO 50% SLOPES	11	NPSL	±2.82 ACRES	0
TOTAL				±17.13 ACRES	±4.16 ACRES

* THE AREA IDENTIFIED AS SOIL TYPE SaC2 IS IN AN AREA OF THE SITE THAT IS INACCESSIBLE DUE TO STEEP SLOPES. AREAS WITH SLOPES GREATER THAN 8% FOR ADAMS SOILS AND GREATER THAN 15% FOR SALMON SOILS ARE NOT CONSIDERED TO BE PRIMARY AGRICULTURAL SOILS.

- HATCH KEY**
- SOILS WITH A SLOPE >8% FOR ADAMS SOILS AND >15% FOR SALMON SOILS (NOT ALL STEEP SLOPES ARE HATCHED FOR CLARITY)
 - PRIMARY AGRICULTURAL SOILS DESIGNATED BUT INACCESSIBLE DUE TO EXCESSIVE SLOPES
 - IMPACTED PRIMARY AGRICULTURAL SOILS, BASED ON A MAXIMUM SLOPE OF 8% FOR ADAMS SOILS AND 15% FOR SALMON SOILS

LEGEND

N/F	NOW OR FORMERLY OWNED BY
⊕	ELEVATION BENCHMARK
⊕	EXISTING CONCRETE MONUMENT
⊕	IRON PIPE / REBAR FOUND
⊕	EXISTING CATCH BASIN
⊕	EXISTING WATER SHUT OFF
⊕	PROPOSED WATER SHUT OFF
⊕	EXISTING GATE VALVE
⊕	EXISTING SIGN
⊕	EXISTING UTILITY POLE & GUY WIRE
⊕	PROPOSED UTILITY POLE
⊕	EXISTING HYDRANT
⊕	PROPOSED HYDRANT
⊕	EXISTING SEWER MANHOLE
⊕	PROPOSED SEWER MANHOLE
⊕	EXISTING ELECTRICAL PEDESTAL
⊕	PROPOSED ELECTRICAL PEDESTAL
⊕	PROPOSED LIGHT POLE
⊕	EXISTING MONITORING WELL
⊕	EXISTING TREES
⊕	PROPERTY LINE
⊕	RIGHT OF WAY / EASEMENT
⊕	EXISTING SWALE CENTERLINE
⊕	EXISTING TREE LINE
⊕	PROPOSED TREE LINE
⊕	EXISTING WATER LINE
⊕	EXISTING SEWER LINE
⊕	EXISTING STORMWATER DRAIN
⊕	EXISTING OVERHEAD WIRES
⊕	EXISTING UNDERGROUND TELEPHONE WIRES
⊕	EXISTING CONTOUR
⊕	PROPOSED CONTOUR
⊕	PROPOSED WATER LINE
⊕	PROPOSED GRAVITY SEWER
⊕	PROPOSED STORMWATER DRAIN
⊕	PROPOSED UNDERGROUND POWER / TELECOMMUNICATIONS

- PLAN REFERENCES:**
- TOPOGRAPHIC INFORMATION PREPARED BY BUTTON PROFESSIONAL LAND SURVEYORS OF SO, BURLINGTON, VT AND WAS RECEIVED ELECTRONICALLY ON 7/12/2010.
 - "PINE RIDGE WEST, CONDOMINIUMS & OFFICE BUILDING, VERMONT ROUTE 15, JOHNSON, VERMONT", DATED 26 APRIL 1988, SHEET 1, SCALE: 1"=50', PREPARED BY GENERAL PRODUCTS, INC. OF WINOOSKI, VERMONT.
 - EXISTING UTILITY INFORMATION AND SUPPLEMENTAL TOPOGRAPHY OBTAINED FROM THE TOWN OF JOHNSON, INCLUDING A PLAN LABELED "88-45, FOOTE-JEWETT ANDERSON PROPERTY, VT ROUTE 15, JOHNSON, VT, TOPO FOR G.P.I.", SCALE: 1"=50'.
 - VERMONT AGENCY OF NATURAL RESOURCES (ANR) ENVIRONMENTAL INTEREST LOCATOR INTERACTIVE MAPPING PROGRAM, URL: http://maps.vermont.gov/im/sites/ANR_NATRESViewer/fsp/launch.jsp
 - ELECTRONIC G.I.S. SHAPE FILES PROVIDED BY THE TOWN OF JOHNSON, GIS INFORMATION AND VISUALIZATION SERVICES, A SUBSIDIARY OF HEINDEL & NOYES CONSULTING ENGINEERS OF BURLINGTON, VERMONT.
- NOTES:**
- THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCES #1 & #2. 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.
 - THE FIVE ROD (82.5 FT.) VERMONT ROUTE 15 RIGHT-OF-WAY DEPICTED HEREON IS BASED ON INFORMATION PROVIDED BY THE VERMONT AGENCY OF TRANSPORTATION (VTTRANS) AND IS APPROXIMATE. THE ACTUAL LOCATION OF VERMONT ROUTE 15 WITHIN THE RIGHT-OF-WAY LIMIT SHALL BE DETERMINED BY SURVEY PRIOR TO CONSTRUCTION.

NOT FOR CONSTRUCTION
ACT 250 REVIEW ONLY
DATE: 11/18/10

REVISION: 11/4/10 - REVISED SOIL HATCHING AND SUMMARY PER AGENCY OF AGRICULTURE COMMENTS.
REVISION: 10/25/10 - REVISED FOR PERMITTING.
REVISION: 09/07/10 - REVISED LIMITS OF PRIMARY AGRICULTURAL SOILS, REVISED SOIL SUMMARY TABLE AND DEER HABITAT BUFFER.

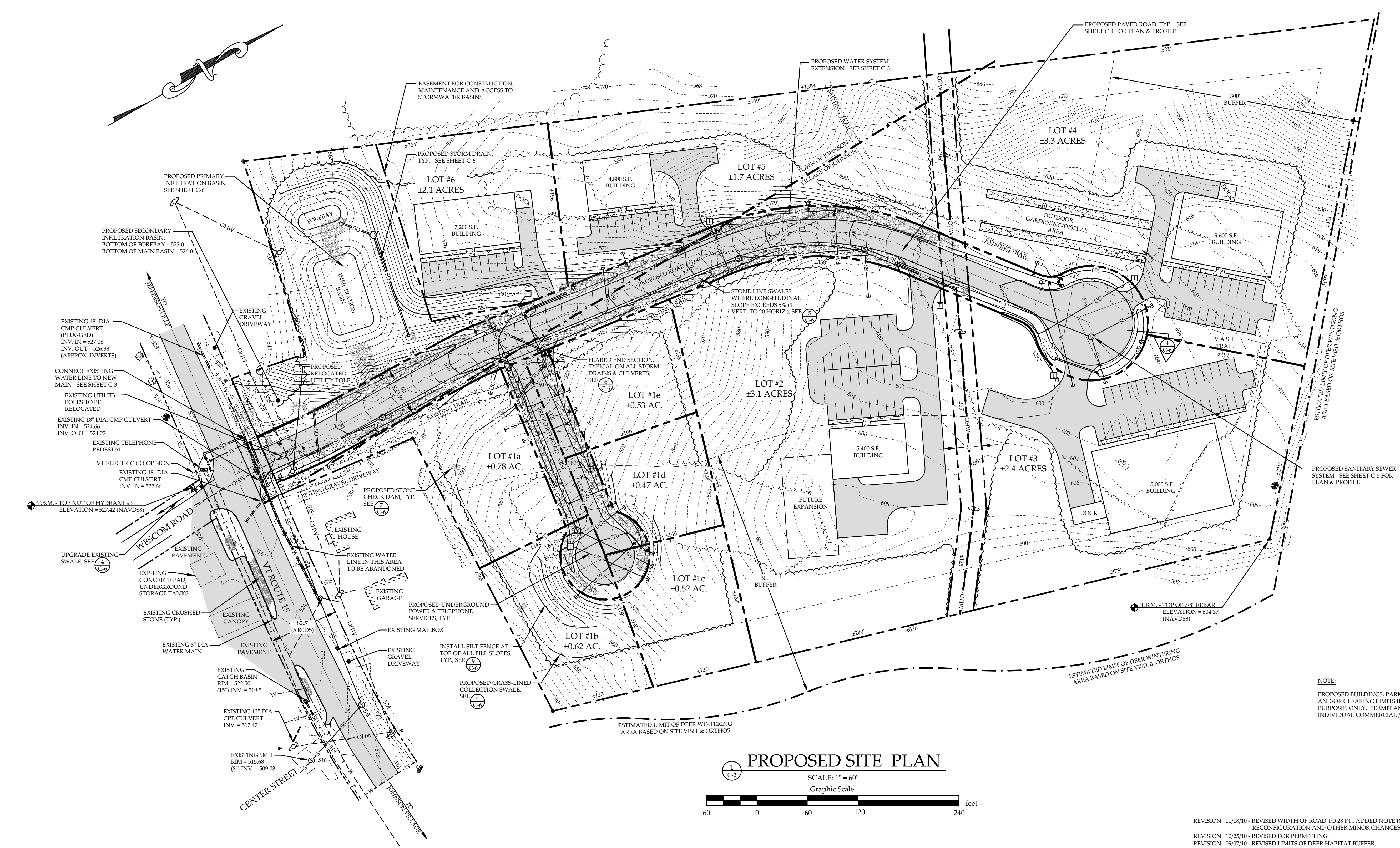
**EXISTING CONDITIONS
PROPOSED INDUSTRIAL PARK
VILLAGE OF JOHNSON
JOHNSON, VERMONT**

RUGGIANO
Engineering, inc.

PROJECT NO.: 10016
DRAWN BY: JGE
CHECKED BY: CRC
SCALE: 1"=60'
DATE: 08/23/10

SHEET NO.
C-1
1 OF 8 SHEETS

3 LAKE STREET
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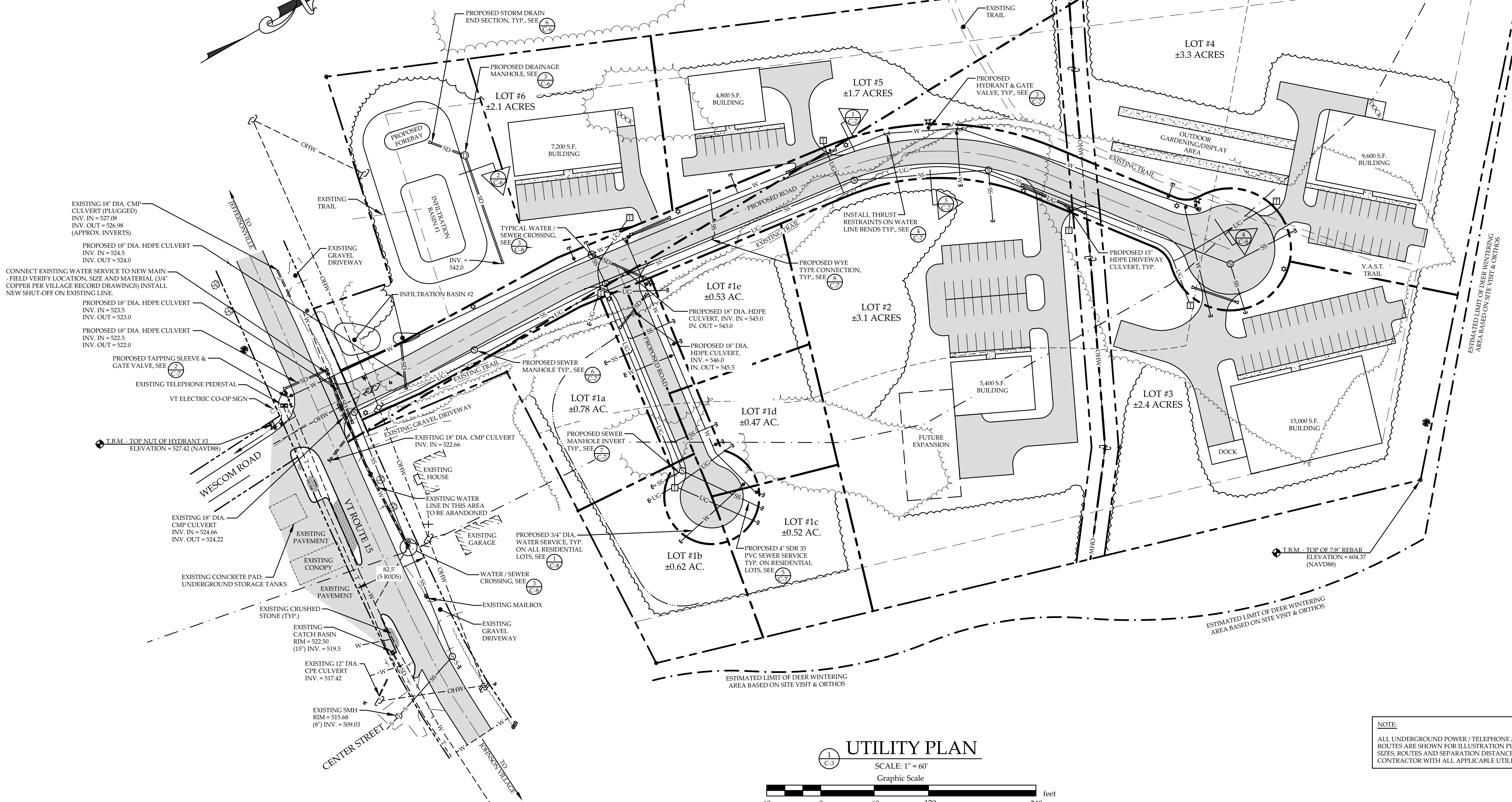
PROPOSED SITE PLAN
 SCALE: 1" = 60'
 Graphic Scale
 0 60 120 240 feet

NOTE:
 PROPOSED BUILDINGS, PARKING AREAS, DRIVEWAYS AND ASSOCIATED GRADING AND/OR CLEARING LIMITS ILLUSTRATED ARE FOR MASTER PLAN PERMITTING PURPOSES ONLY. PERMIT AMENDMENTS WILL BE REQUIRED FOR DEVELOPMENT OF INDIVIDUAL COMMERCIAL / INDUSTRIAL LOTS.

REVISION: 11/18/10 - REVISED WIDTH OF ROAD TO 28 FT., ADDED NOTE REGARDING EXISTING WATER SERVICE ABANDONMENT AND RECONFIGURATION AND OTHER MINOR CHANGES.
 REVISION: 10/25/10 - REVISED FOR PERMITTING.
 REVISION: 09/07/10 - REVISED LIMITS OF DEER HABITAT BUFFER.

NOT FOR CONSTRUCTION
ACT 250 REVIEW ONLY
 DATE: 11/18/10

PROPOSED SITE PLAN PROPOSED INDUSTRIAL PARK VILLAGE OF JOHNSON JOHNSON, VERMONT		SHEET NO. C-2
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2 OF 8 SHEETS		



UTILITY PLAN

SCALE: 1" = 60'
Graphic Scale



NOTE:
ALL UNDERGROUND POWER / TELEPHONE / COMMUNICATIONS LINE ROUTES ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. ALL CONDUIT SIZES, ROUTES AND SEPARATION DISTANCES SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL APPLICABLE UTILITIES PRIOR TO CONSTRUCTION.

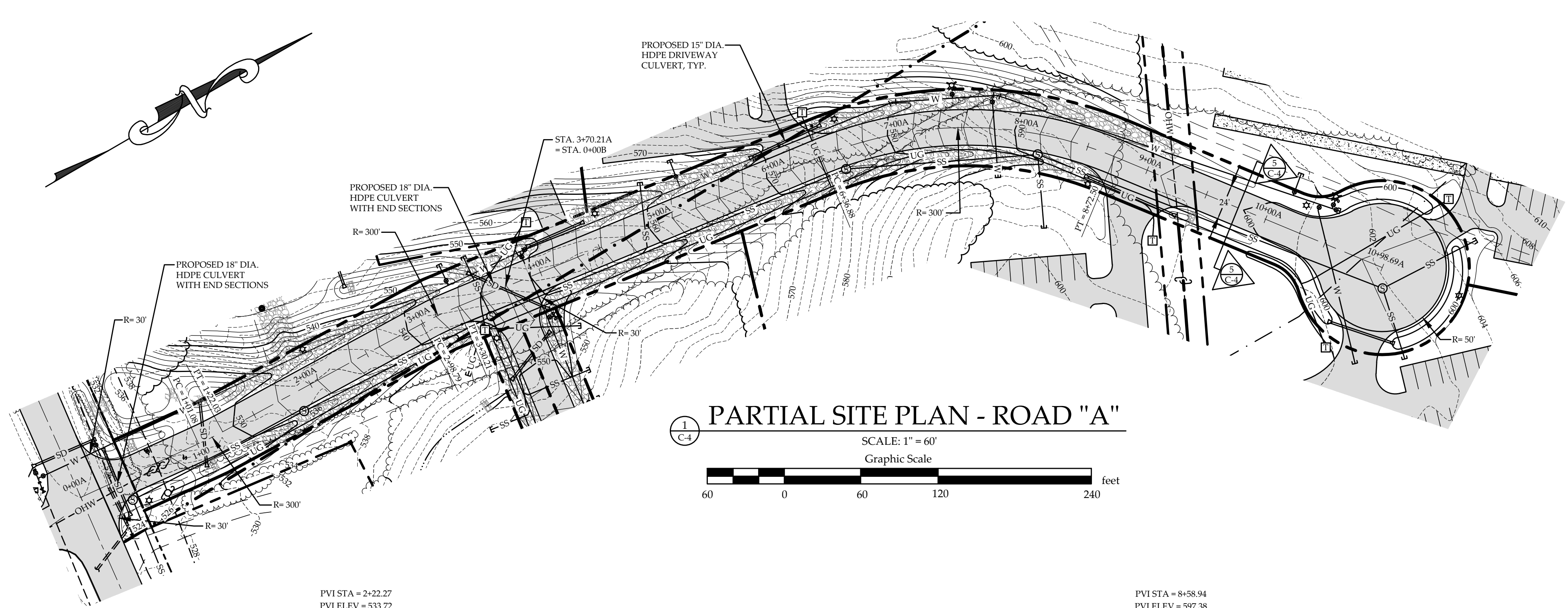
NOT FOR CONSTRUCTION
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DATE: 11/18/10

UTILITY PLAN
PROPOSED INDUSTRIAL PARK
VILLAGE OF JOHNSON
JOHNSON, VERMONT

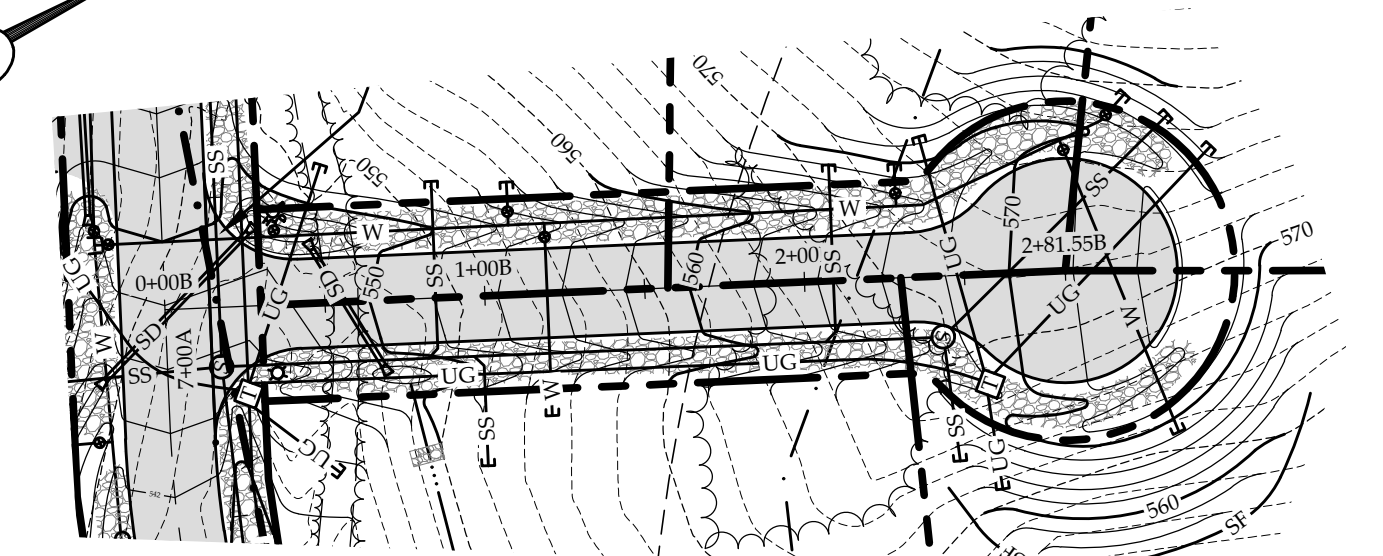
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PROJECT NO.10016
DRAWN BYJGE
CHECKED BYCRC
SCALE1" = 60'
DATE11/18/10

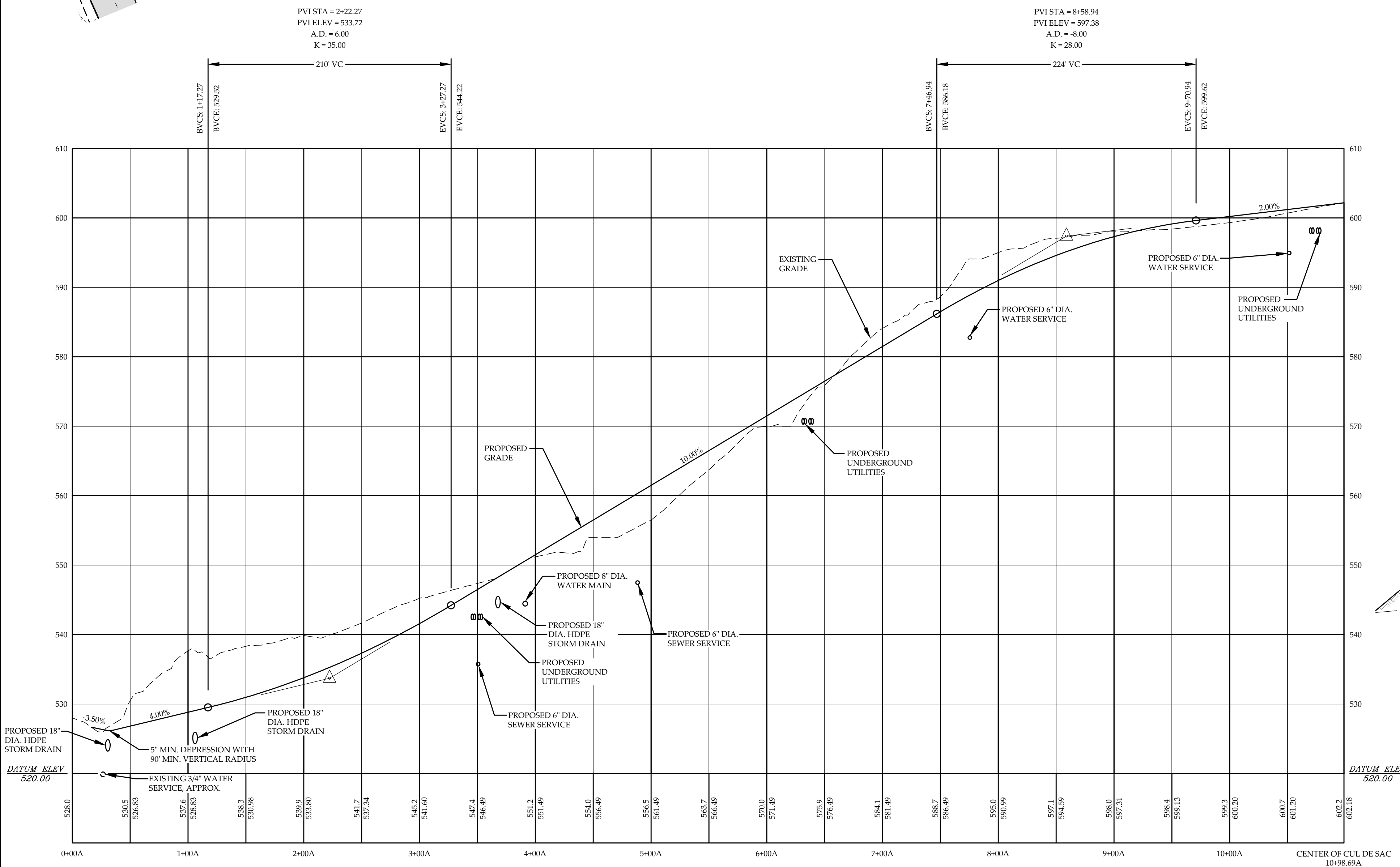
SHEET NO.
C-3
3 OF 8 SHEETS



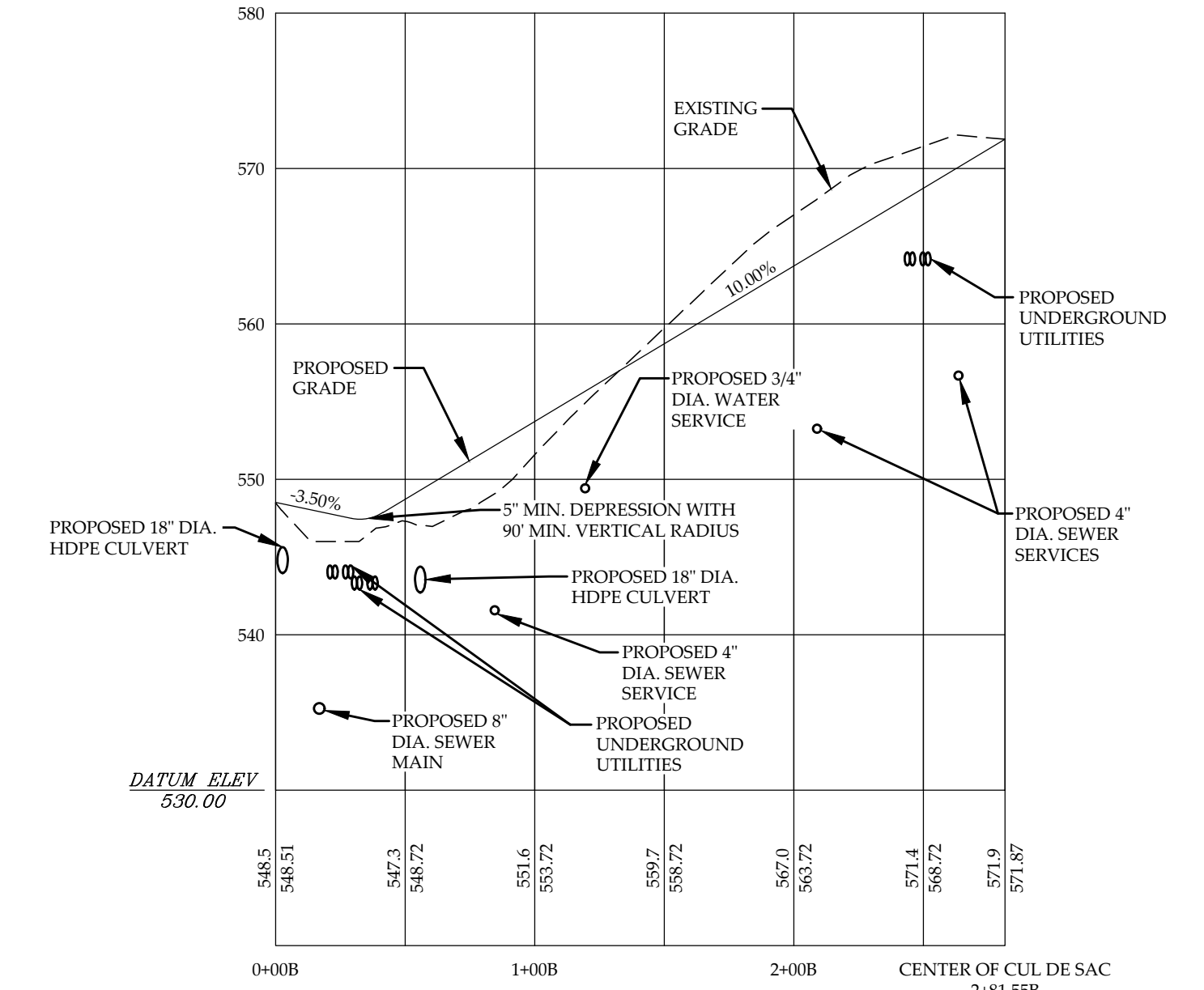
PARTIAL SITE PLAN - ROAD "A"
 SCALE: 1" = 60'
 Graphic Scale
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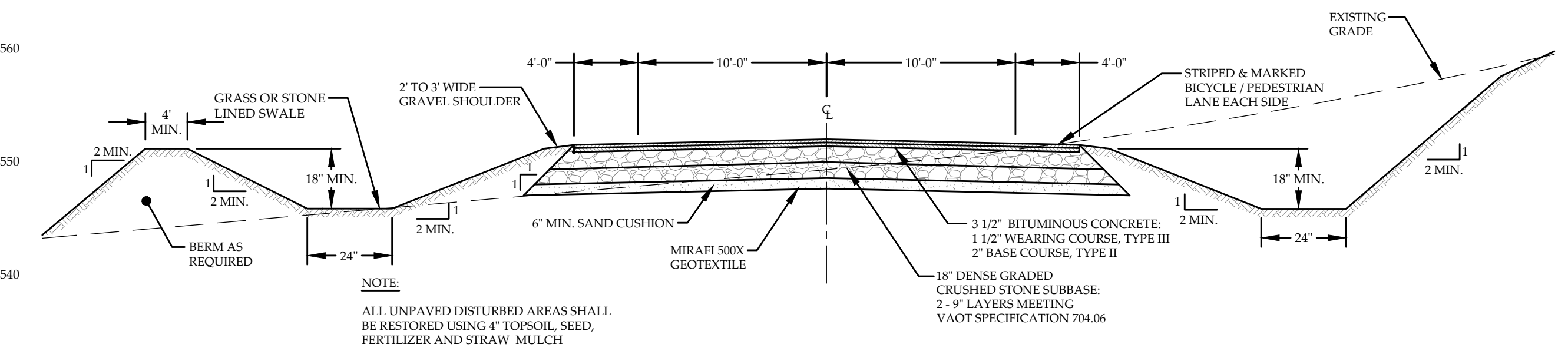
PARTIAL SITE PLAN - ROAD "B"
 SCALE: 1" = 60'
 Graphic Scale
 60 0 60 120 240 feet



ROAD PROFILE "A"
 VERTICAL SCALE: 1" = 10'
 HORIZONTAL SCALE: 1" = 60'
 Graphic Scale
 60 0 60 120 240 feet



ROAD PROFILE "B"
 VERTICAL SCALE: 1" = 10'
 HORIZONTAL SCALE: 1" = 60'
 Graphic Scale
 60 0 60 120 240 feet

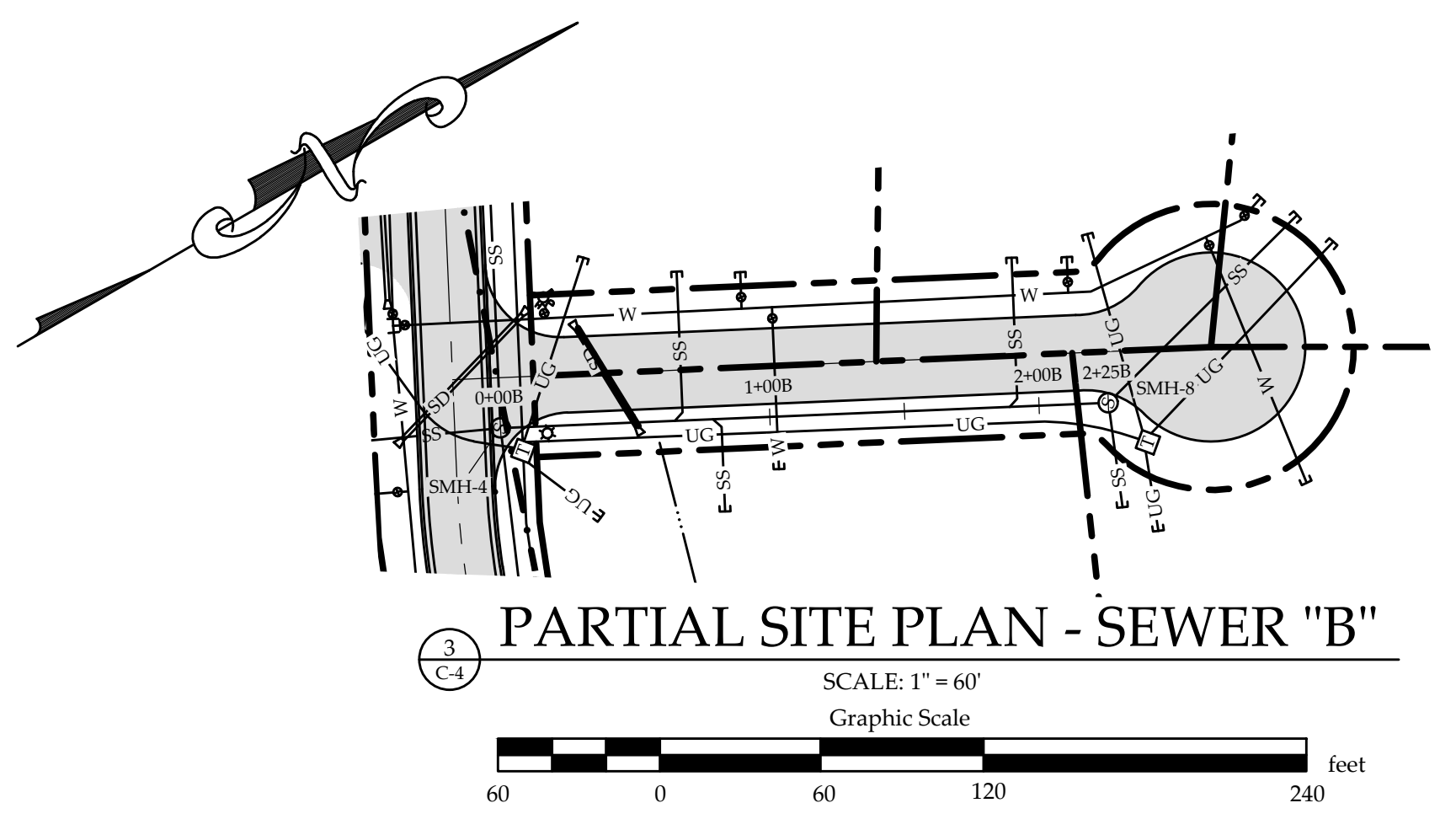
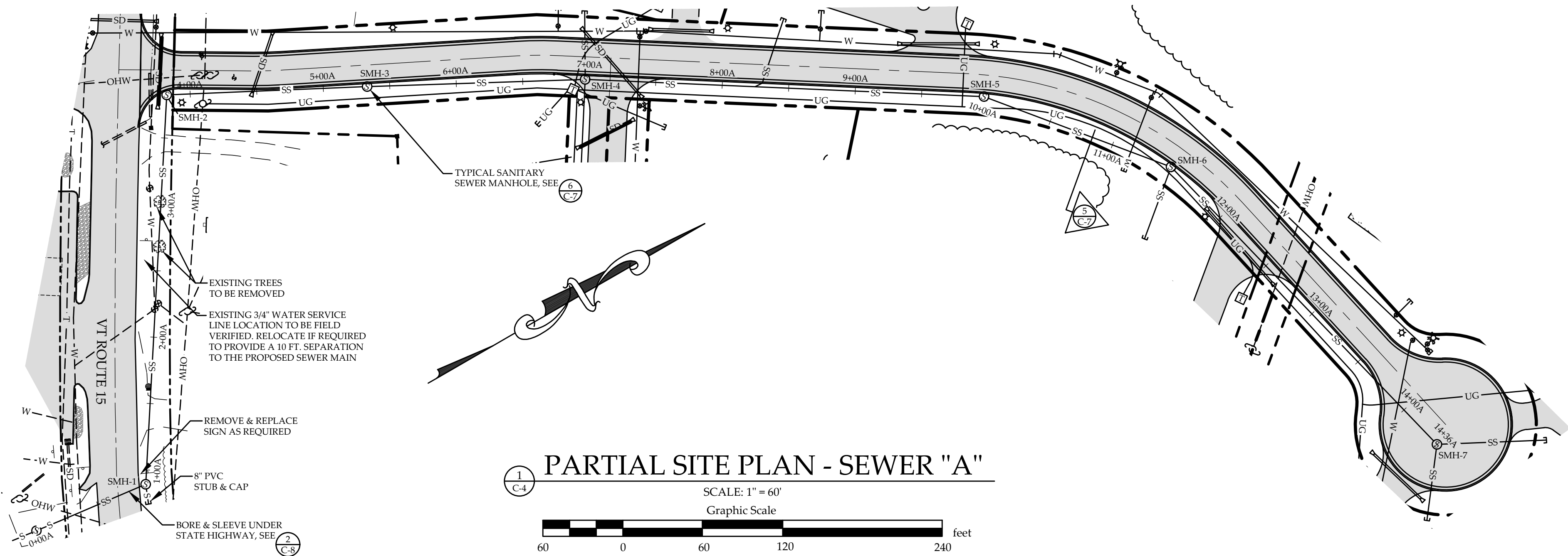


TYPICAL PAVED ROAD SECTION
 NOT TO SCALE

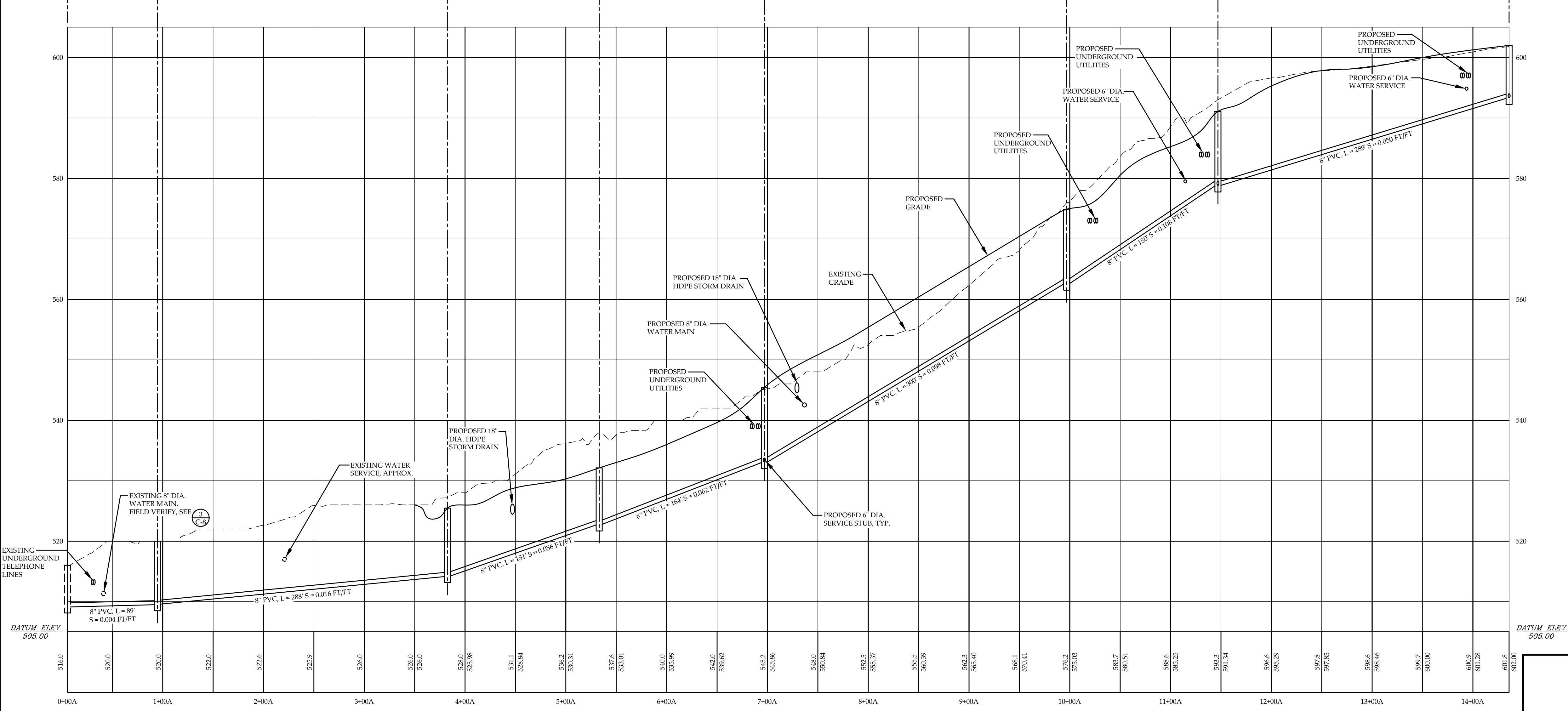
NOT FOR CONSTRUCTION
 ACT 250 REVIEW ONLY
 DATE: 11/18/10

**ROAD PLAN & PROFILE
 PROPOSED INDUSTRIAL PARK
 VILLAGE OF JOHNSON
 JOHNSON, VERMONT**

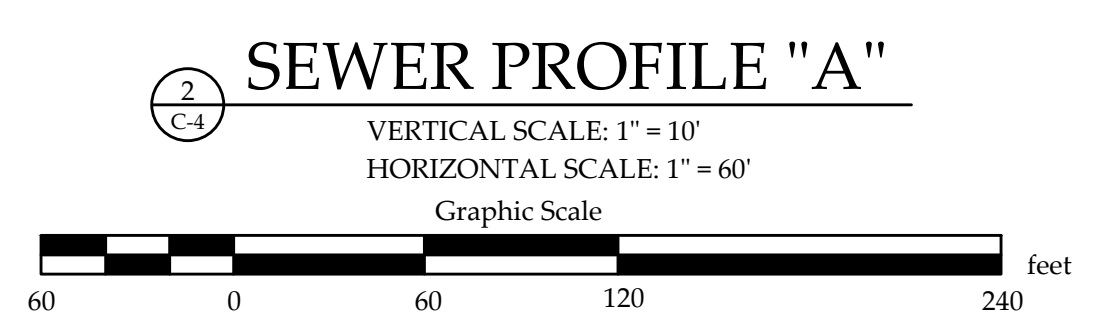
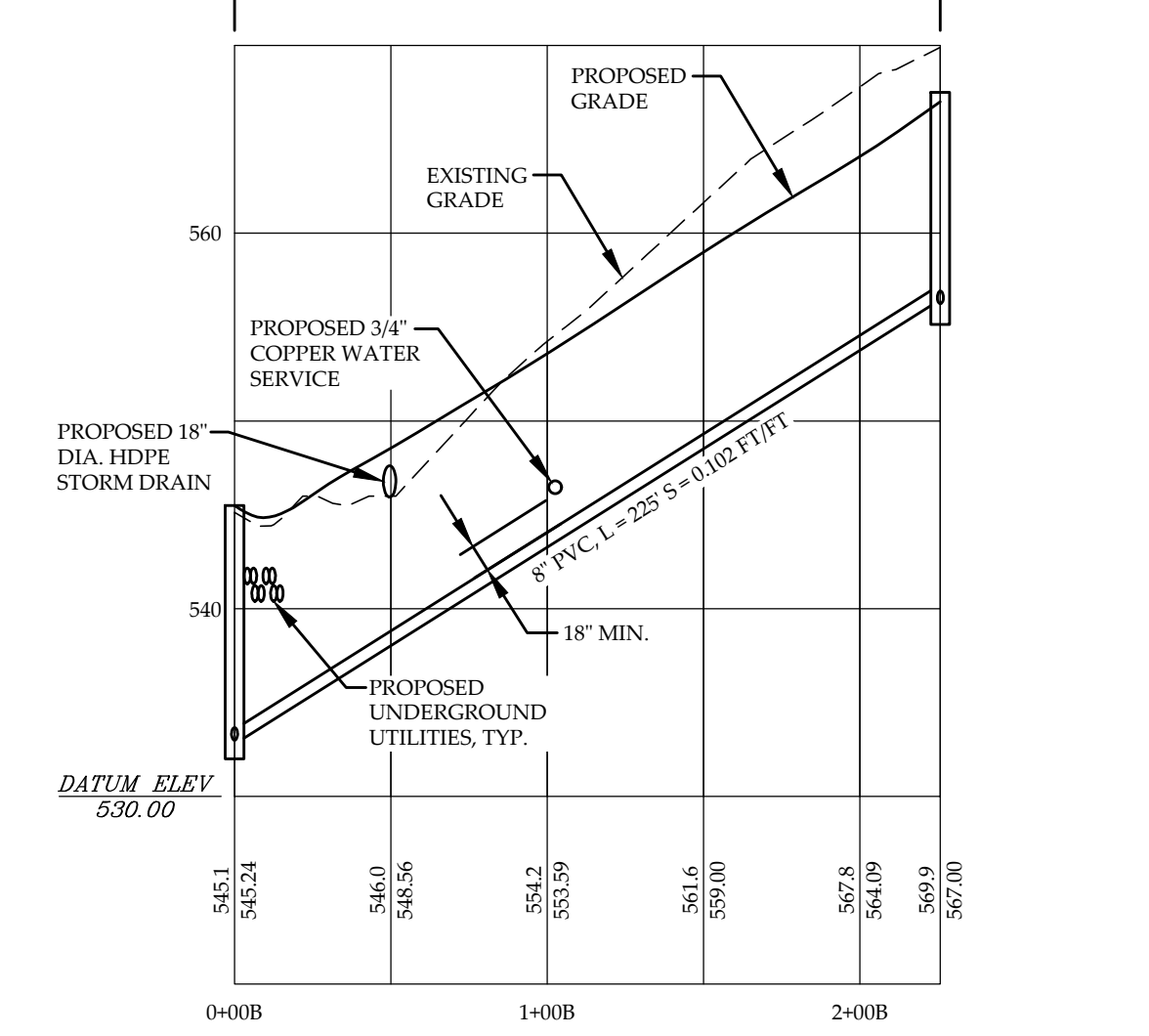
RUGGIANO Engineering, inc.	PROJECT NO.10016	SHEET NO.
	DRAWN BYJGE	C-4
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SCALEAS NOTED	4 OF 8 SHEETS	



EXISTING SMH STATION: 0+00A RIM = 515.68 (8") INV. IN = 509.13 (V.I.F.) (8") INV. OUT = 509.03	PROPOSED SMH #1 STATION: 0+89A RIM = 519.25 (8") INV. IN = 509.59 (8") INV. OUT = 509.49	PROPOSED SMH #2 STATION: 3+82A RIM = 526.0 (8") INV. IN = 514.25 (8") INV. OUT = 514.15	PROPOSED SMH #3 STATION: 5+33A RIM = 532.25 (8") INV. IN = 522.80 (8") INV. OUT = 522.70	PROPOSED SMH #4 STATION: 6+97A RIM = 545.50 (6") INV. IN = 533.24 (8") INV. IN = 533.09 (8") INV. IN = 533.09 (8") INV. OUT = 532.99	PROPOSED SMH #5 STATION: 9+97A + 0+00B RIM = 575.25 (8") INV. IN = 562.63 (8") INV. OUT = 562.53	PROPOSED SMH #6 STATION: 11+47A RIM = 591.25 (6") INV. IN = 579.01 (8") INV. IN = 578.86 (8") INV. OUT = 578.76	PROPOSED SMH #7 STATION: 14+36A RIM = 602.1 (6") INV. IN = 593.49 (6") INV. IN = 593.49 (8") INV. OUT = 593.24
--	--	---	--	--	--	--	---



PROPOSED SMH #4 STATION: 0+00B + 6+97A RIM = 545.50 (6") INV. IN = 533.24 (8") INV. IN = 533.09 (8") INV. IN = 533.09 (8") INV. OUT = 532.99	PROPOSED SMH #8 STATION: 2+25B RIM = 567.50 (4") INV. IN = 556.40 (4") INV. IN = 556.40 (8") INV. OUT = 556.15
--	---



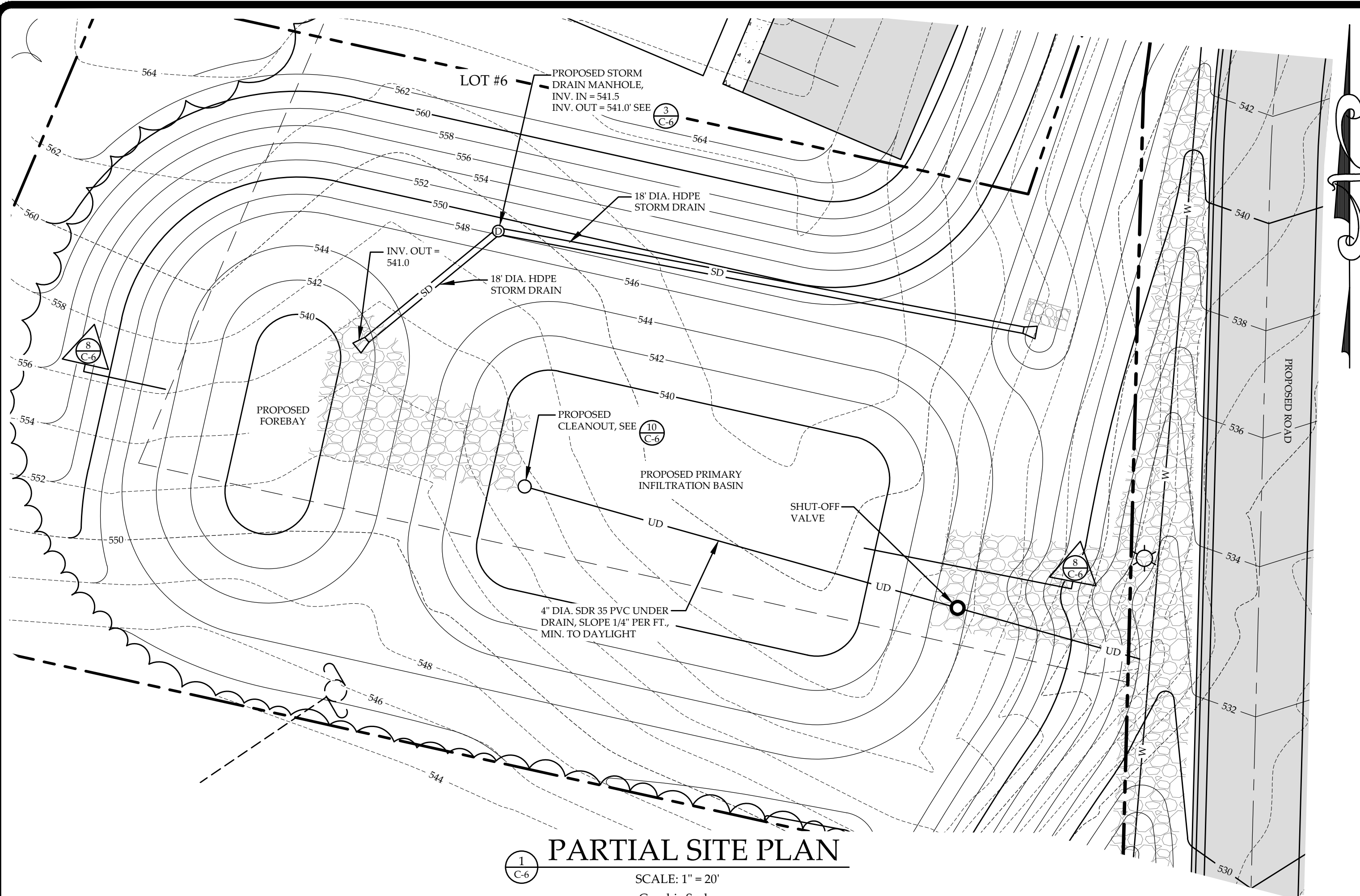
**NOT FOR CONSTRUCTION
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 DATE: 11/18/10

**SEWER PLAN & PROFILE
 PROPOSED INDUSTRIAL PARK
 VILLAGE OF JOHNSON
 JOHNSON, VERMONT**

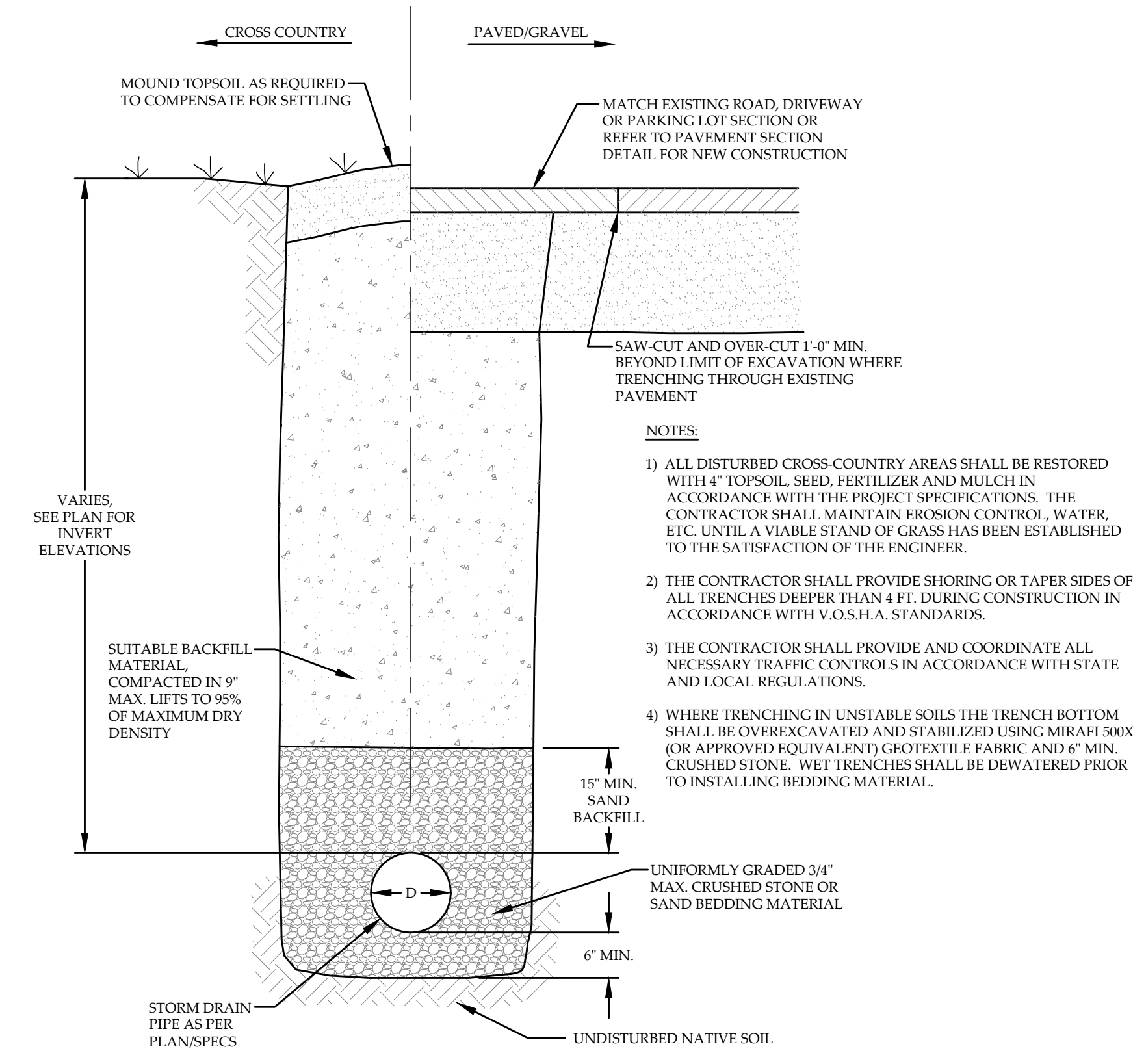
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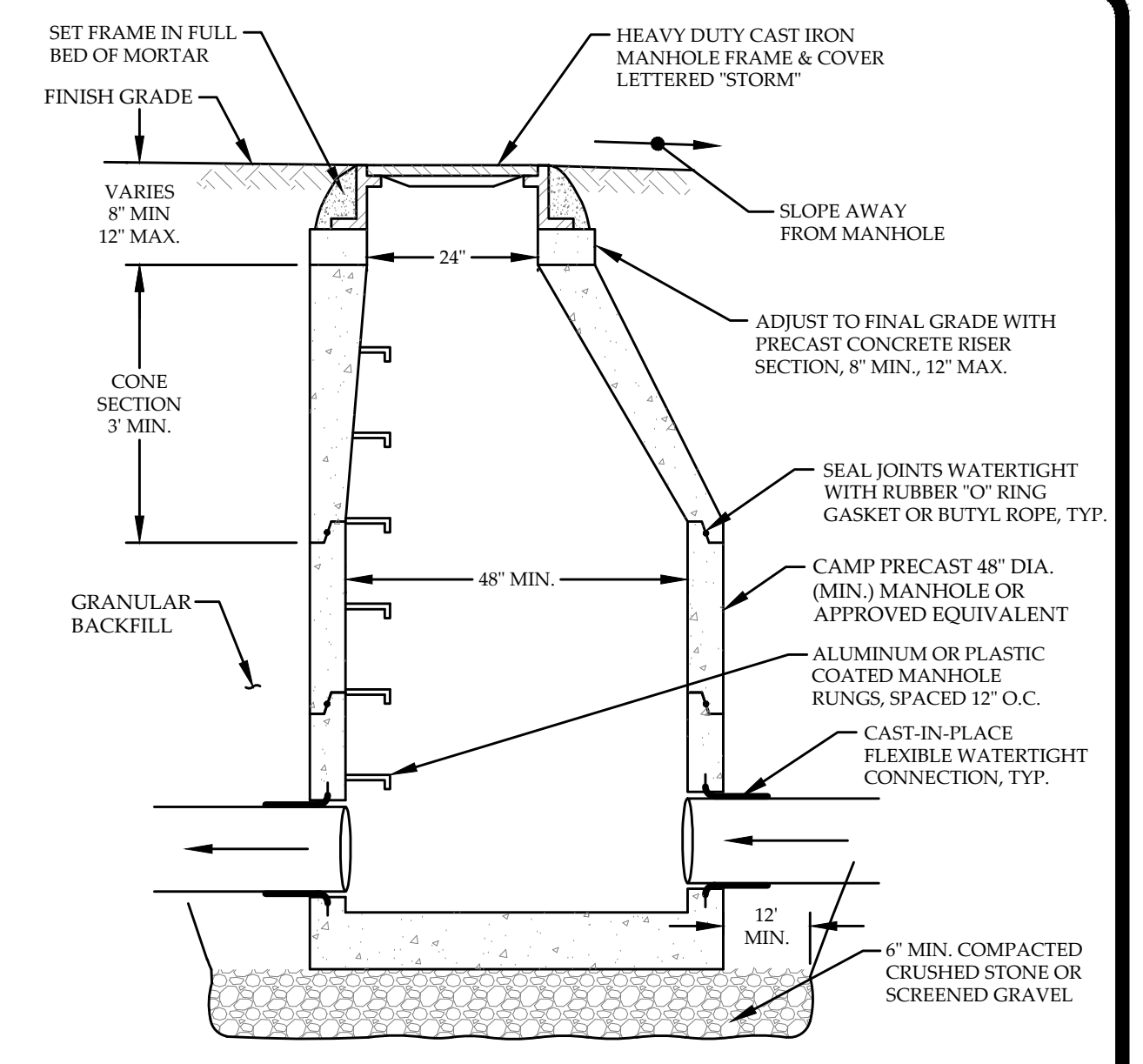
SHEET NO.
C-5
 5 OF 8 SHEETS



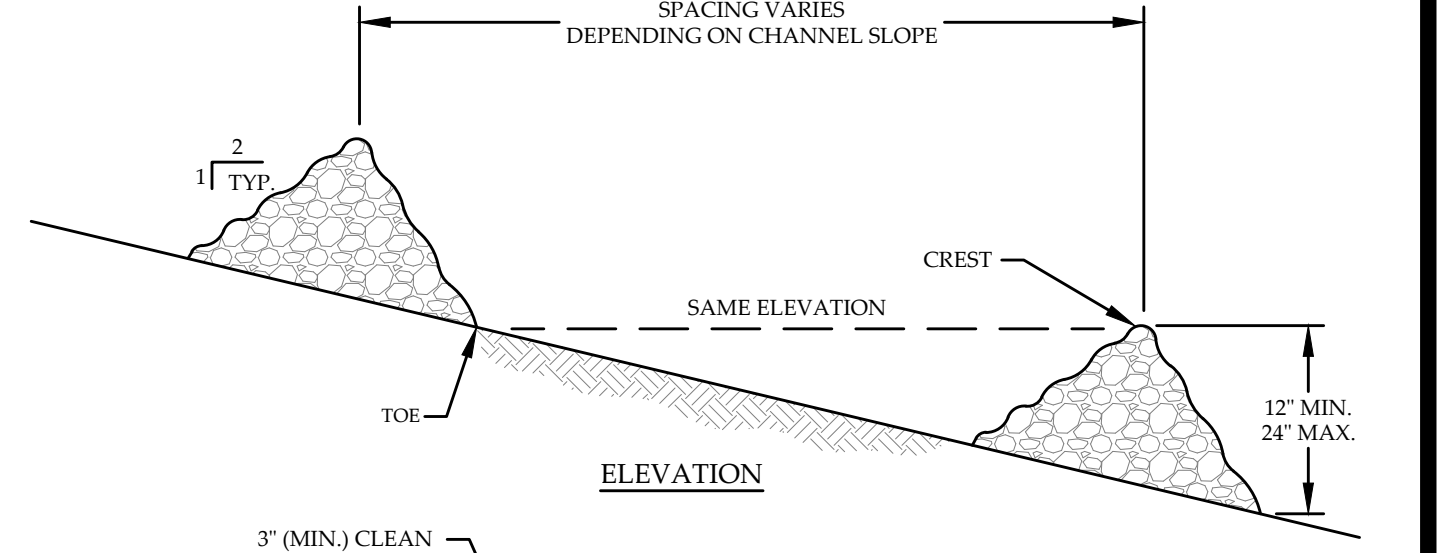
PARTIAL SITE PLAN
SCALE: 1" = 20'
Graphic Scale
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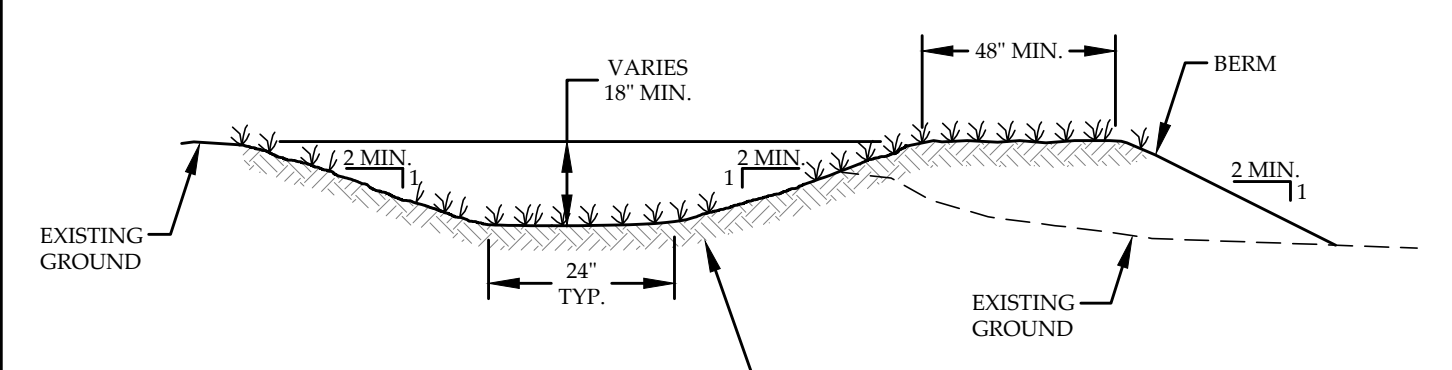
TYPICAL STORM DRAIN TRENCH
NOT TO SCALE



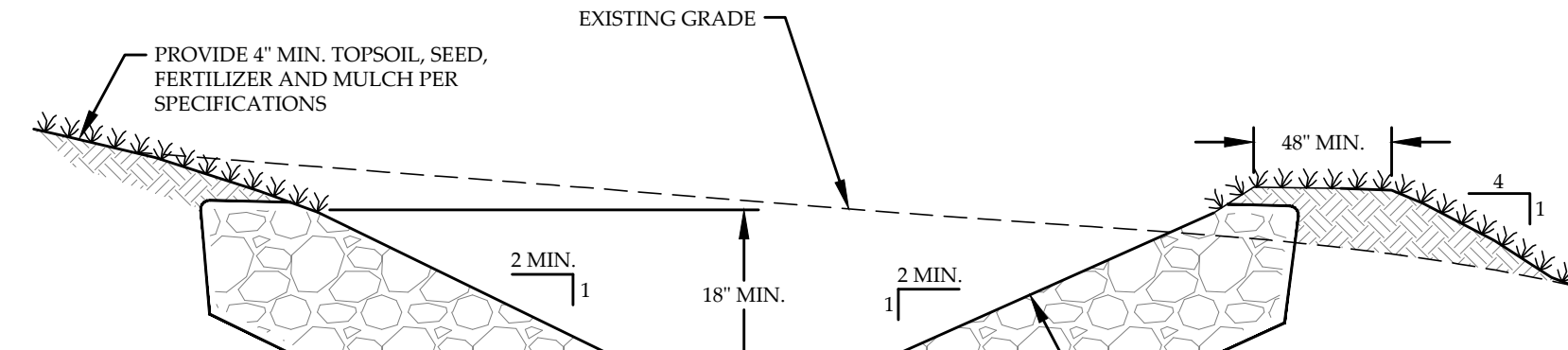
TYPICAL STORM DRAIN MANHOLE
NOT TO SCALE



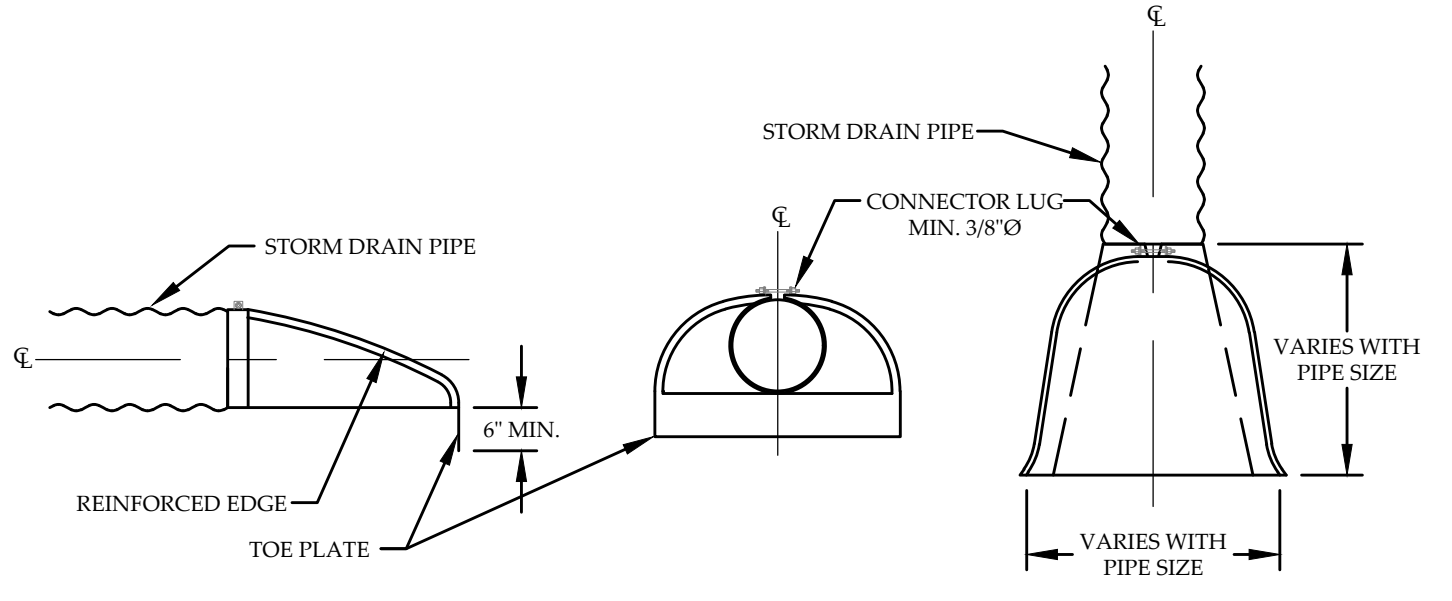
STONE CHECK DAM
NOT TO SCALE



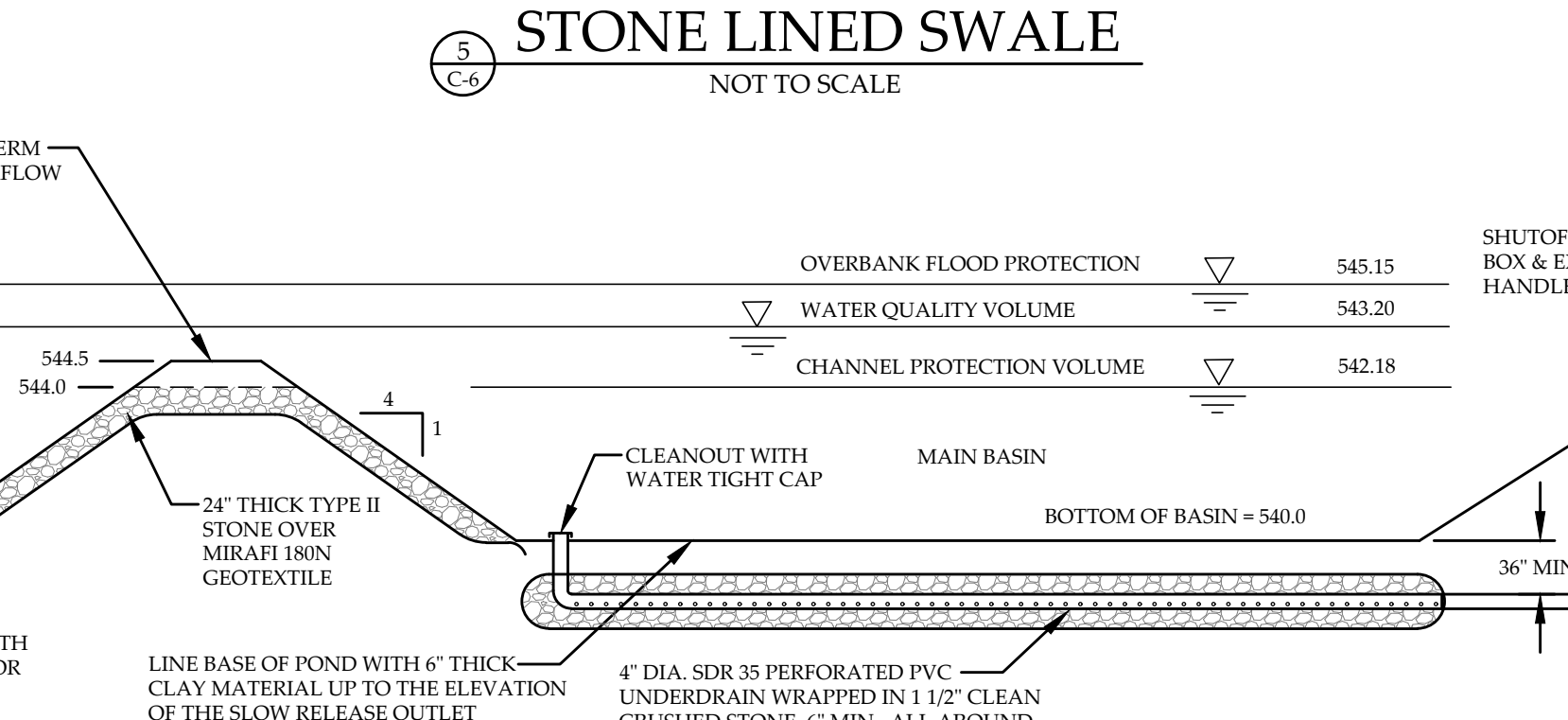
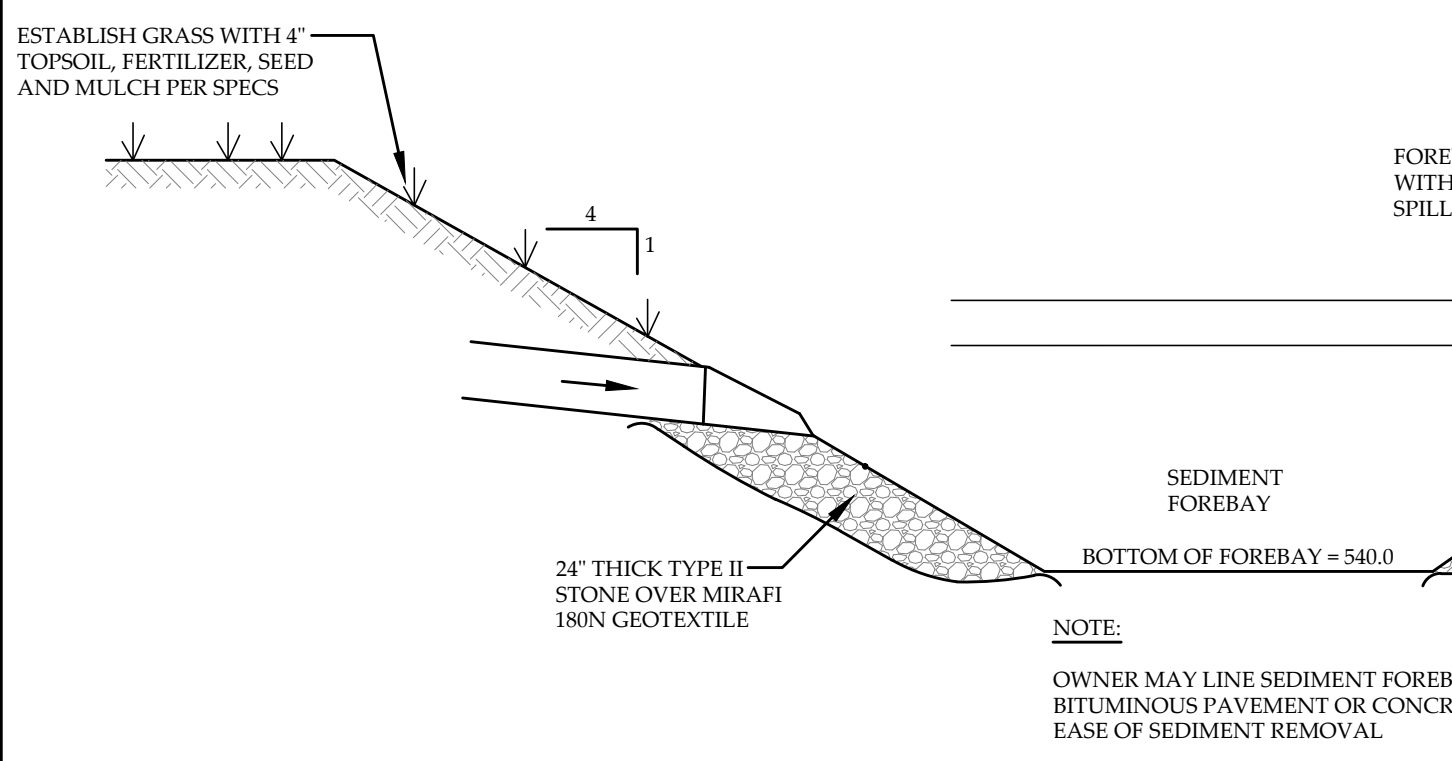
TYPICAL GRASS SWALE
NOT TO SCALE



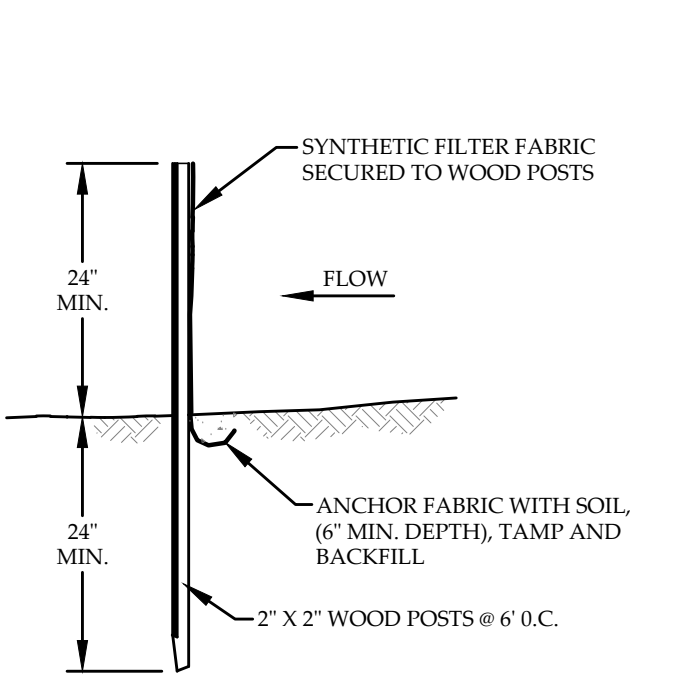
STONE LINED SWALE
NOT TO SCALE



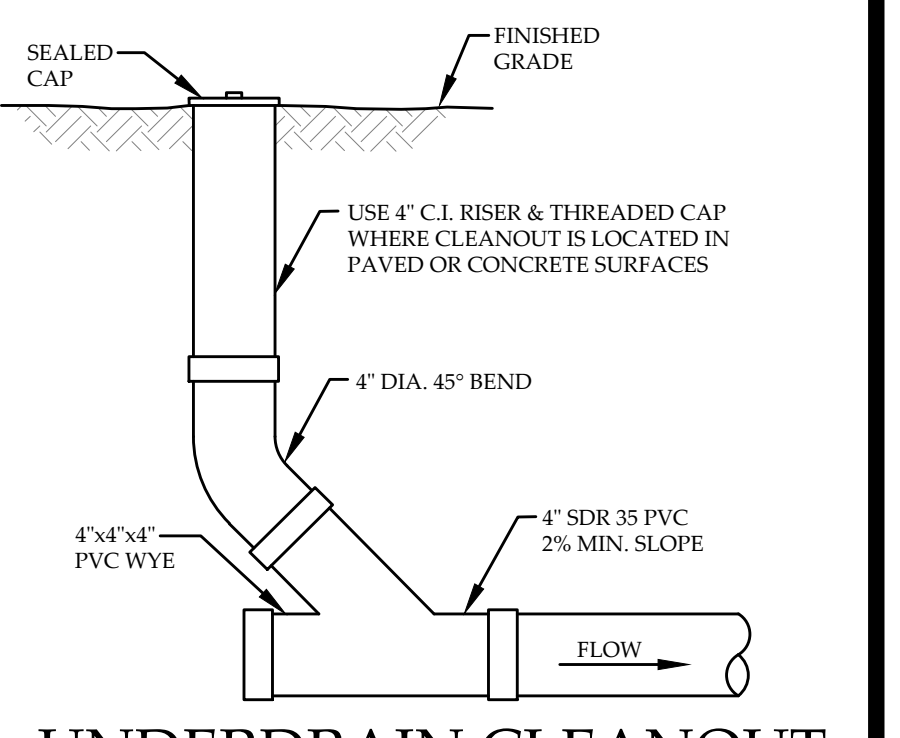
TYPICAL FLARED END SECTION DETAIL
NOT TO SCALE



DETENTION POND SECTION
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



UNDERDRAIN CLEANOUT
NOT TO SCALE

- NOTES:**
- 1) THE POND SHOULD BE REGULARLY INSPECTED FOR BUILD-UP OF SEDIMENT. SEDIMENT SHOULD BE REMOVED WHEN GREATER THAN A 6" DEPTH HAS ACCUMULATED.
 - 2) VEGETATION SHALL BE MAINTAINED IN ALL AREAS THAT DO NOT RECEIVE RIP RAP, PAVEMENT OR CONCRETE.
 - 3) PROPER SEDIMENT CONTROL SHALL BE PLACED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THE BASIN.
 - 4) ALL EROSION AND SEDIMENT CONTROLS SHOULD BE INSPECTED ON A REGULAR BASIS AND AFTER ANY SIGNIFICANT STORM EVENT AND REPAIRED AS NECESSARY. INSTALL ADDITIONAL EROSION CONTROL, SUCH AS STONE CHECK DAMS, RIP RAP, ETC. AS REQUIRED.
 - 5) UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED BEFORE CONNECTION TO DOWNSTREAM INFILTRATION BASINS. ALL TEMPORARY CONSTRUCTION EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL SOILS ARE PERMANENTLY STABILIZED.

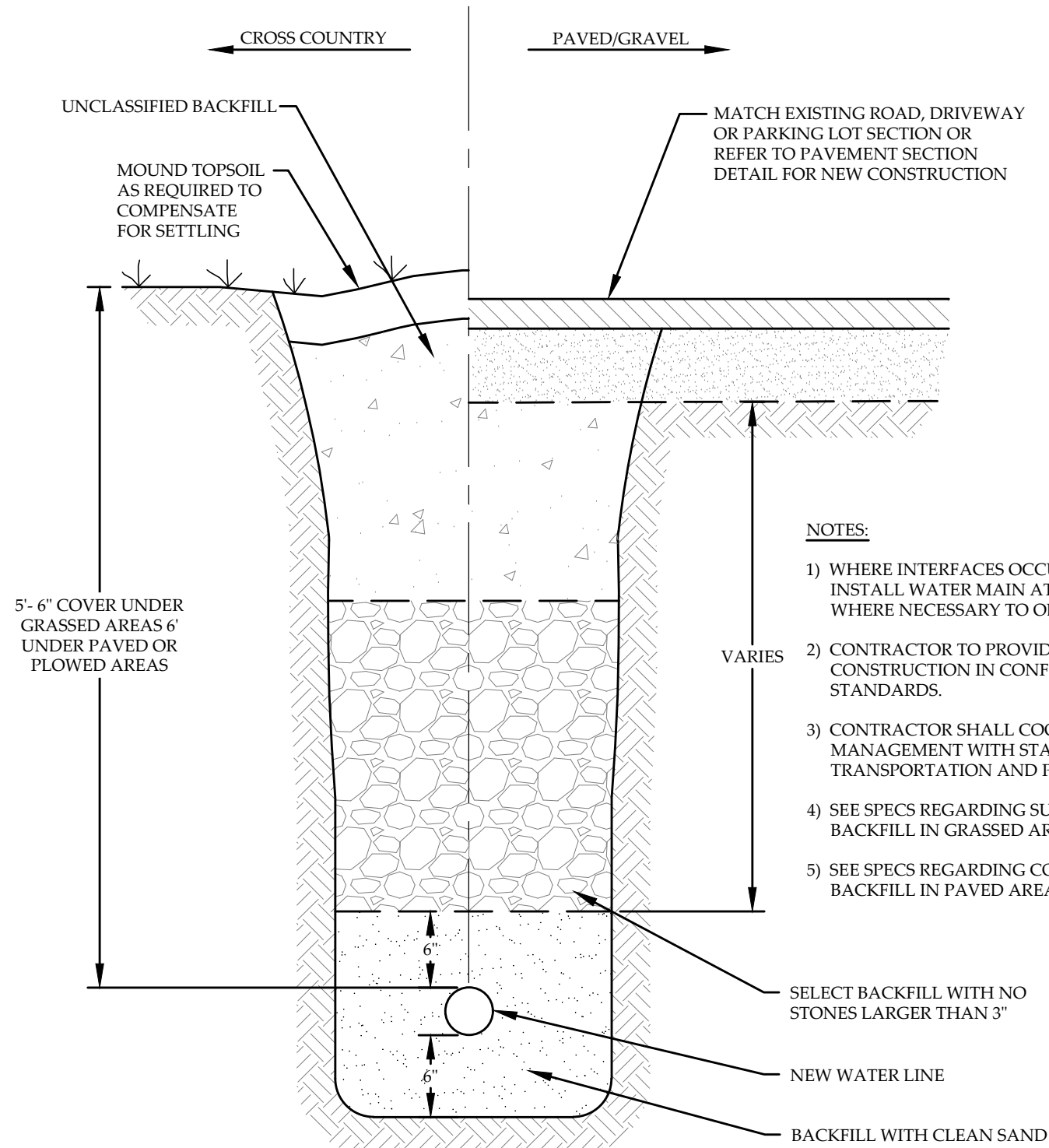
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ACT 250 REVIEW ONLY
DATE: 11/18/10

STORMWATER POND & DETAILS
INDUSTRIAL PARK FEASIBILITY STUDY
VILLAGE OF JOHNSON
JOHNSON, VERMONT

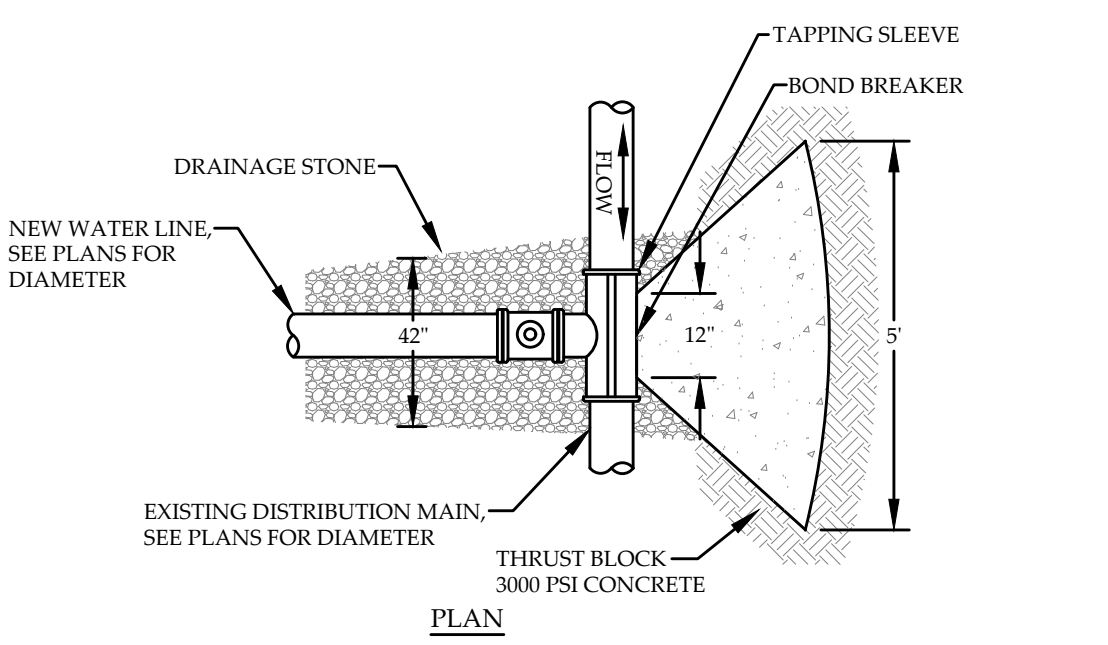
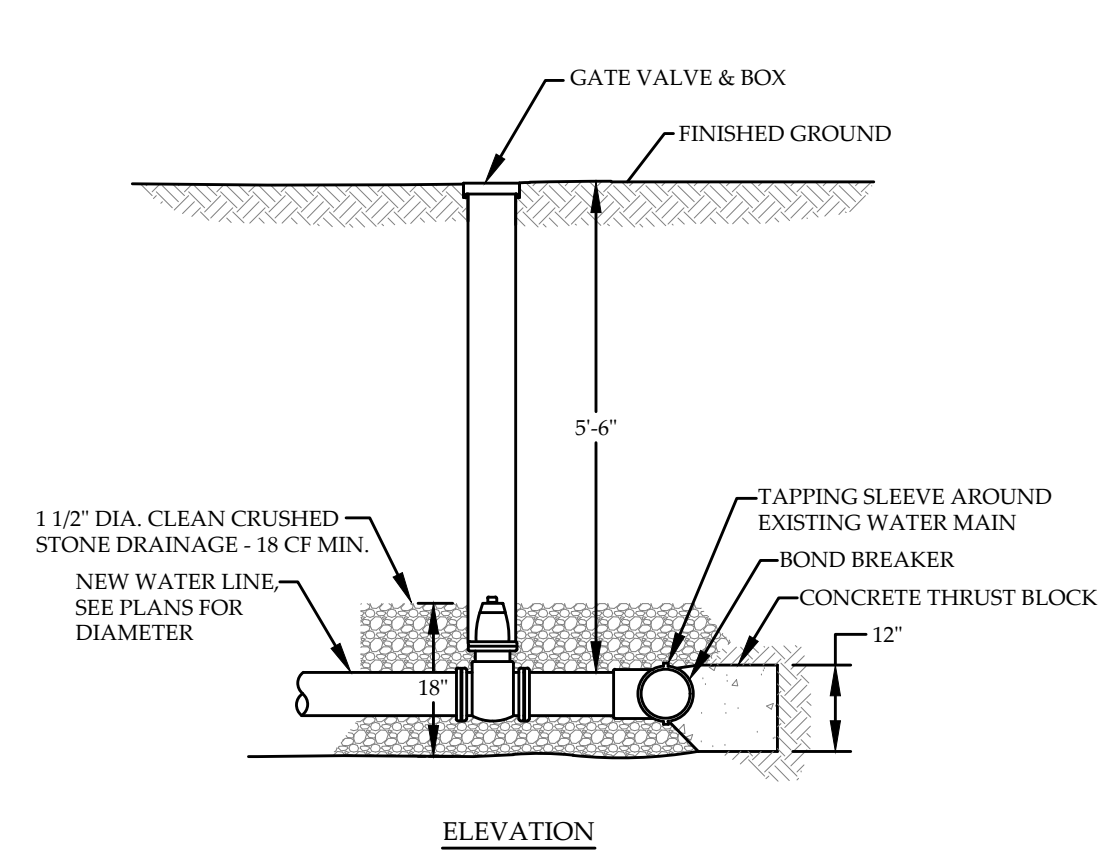
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5 LAKE STREET
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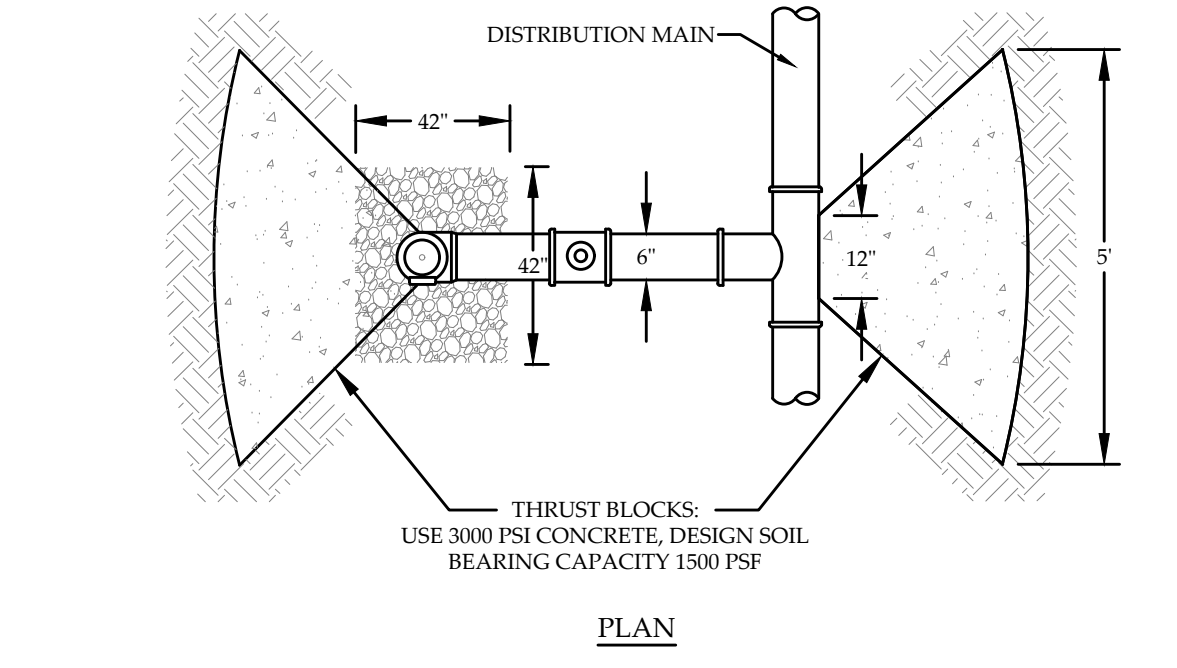
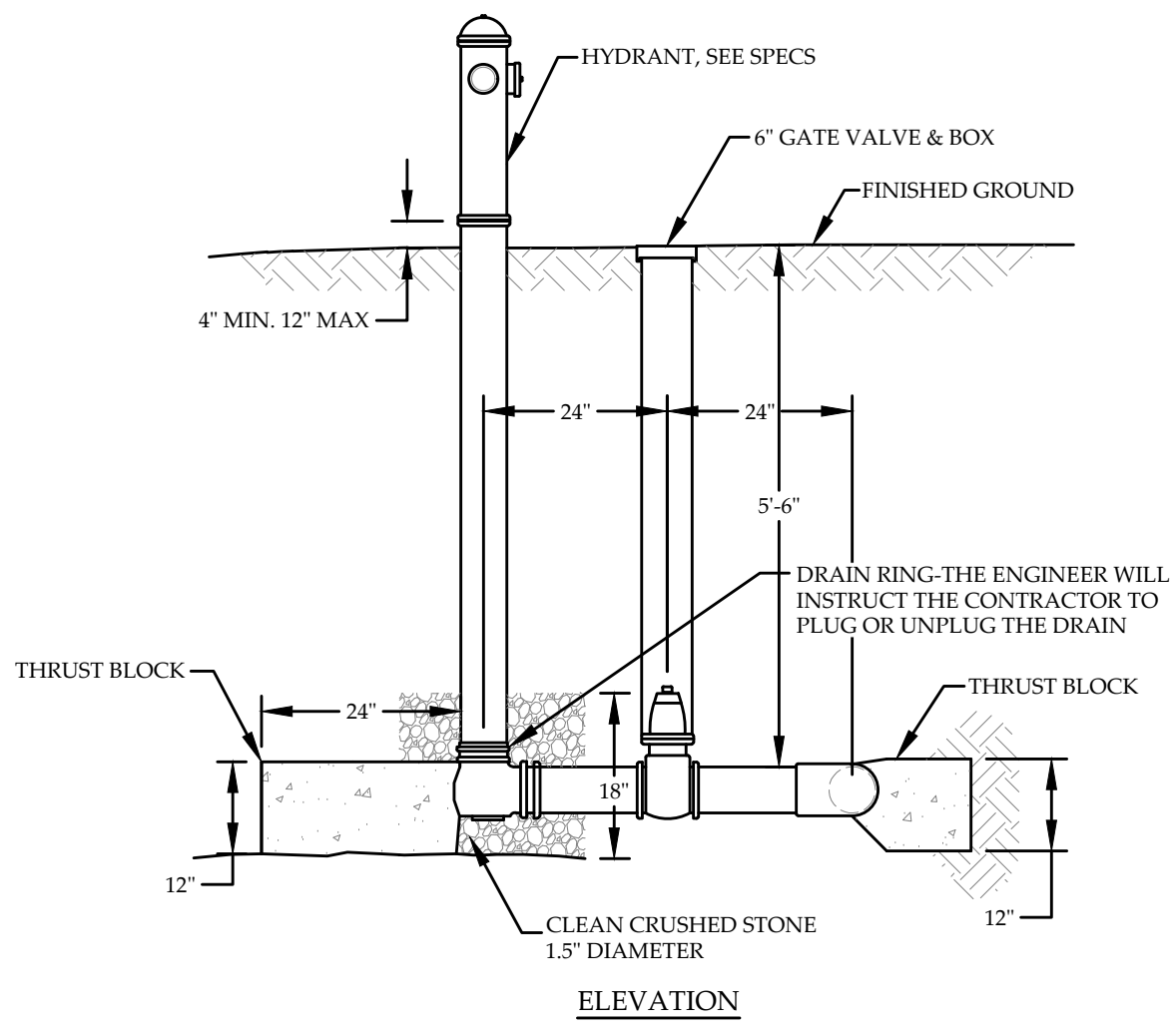
SHEET NO.
C-6
6 OF 8 SHEETS



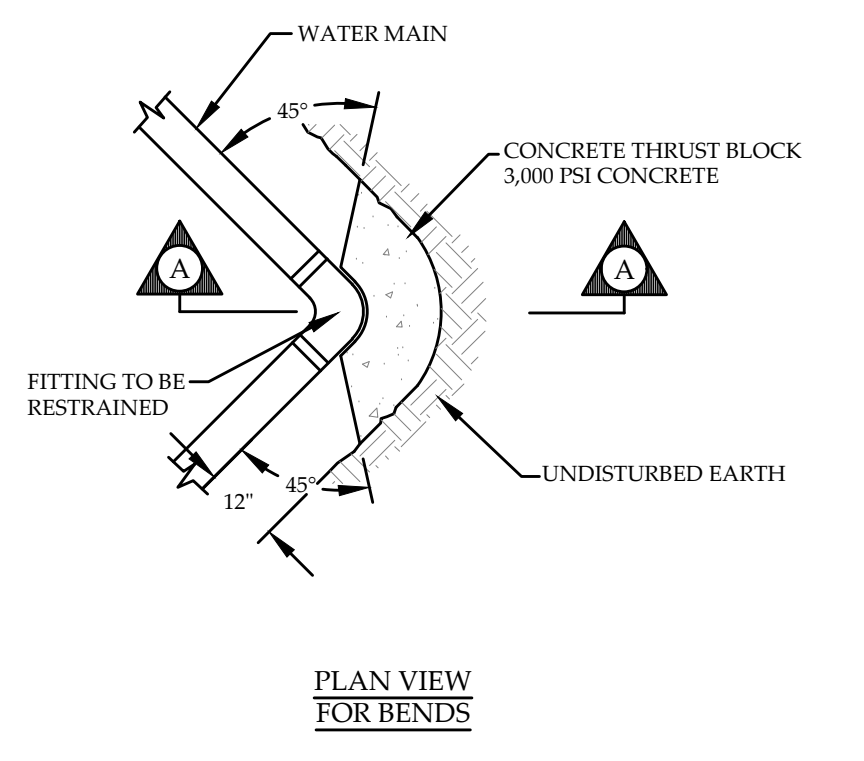
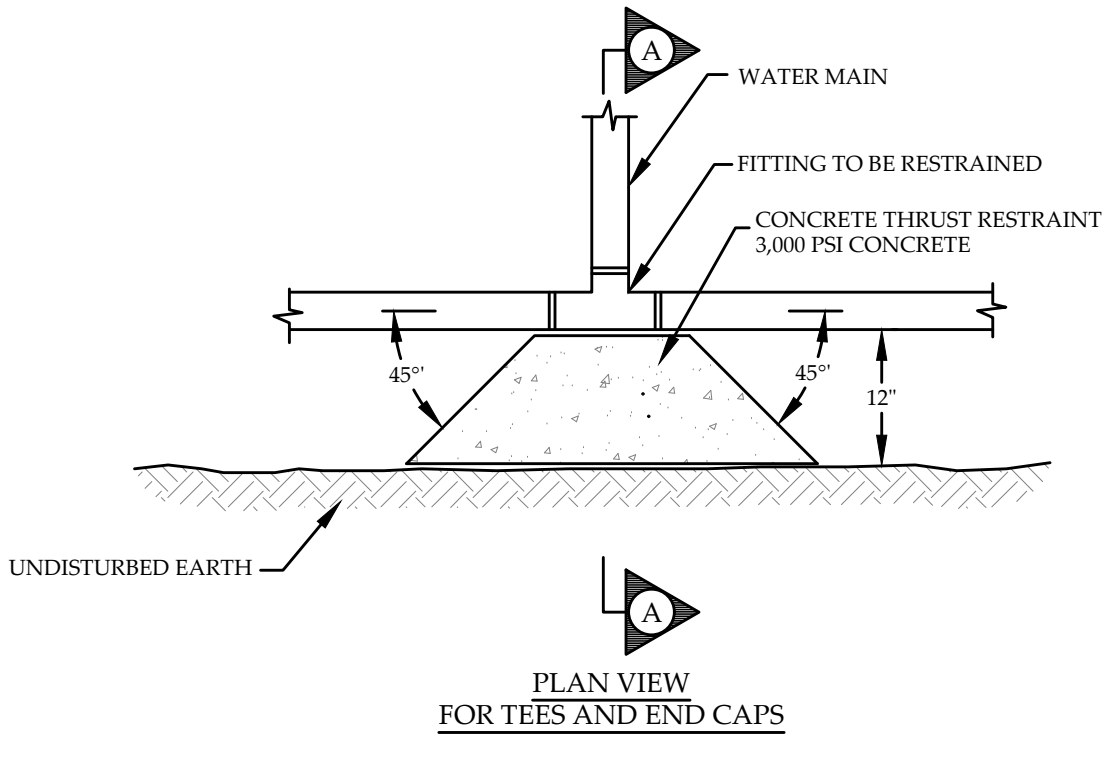
1
TYPICAL WATER LINE TRENCH
NOT TO SCALE



2
TYPICAL TAPPING SLEEVE & GATE VALVE CONNECTION
NOT TO SCALE



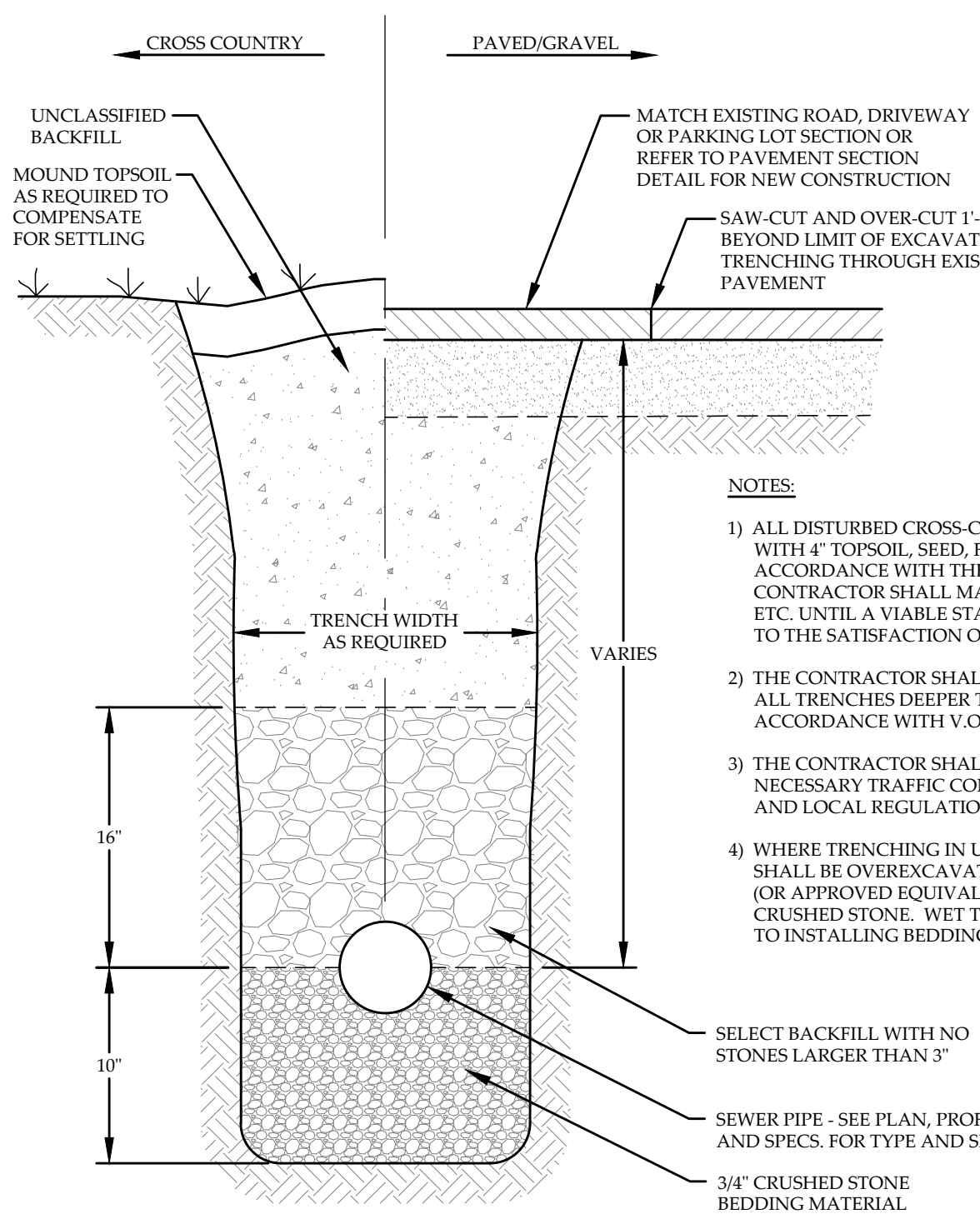
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TYPICAL HYDRANT AND GATE VALVE CONNECTION
NOT TO SCALE



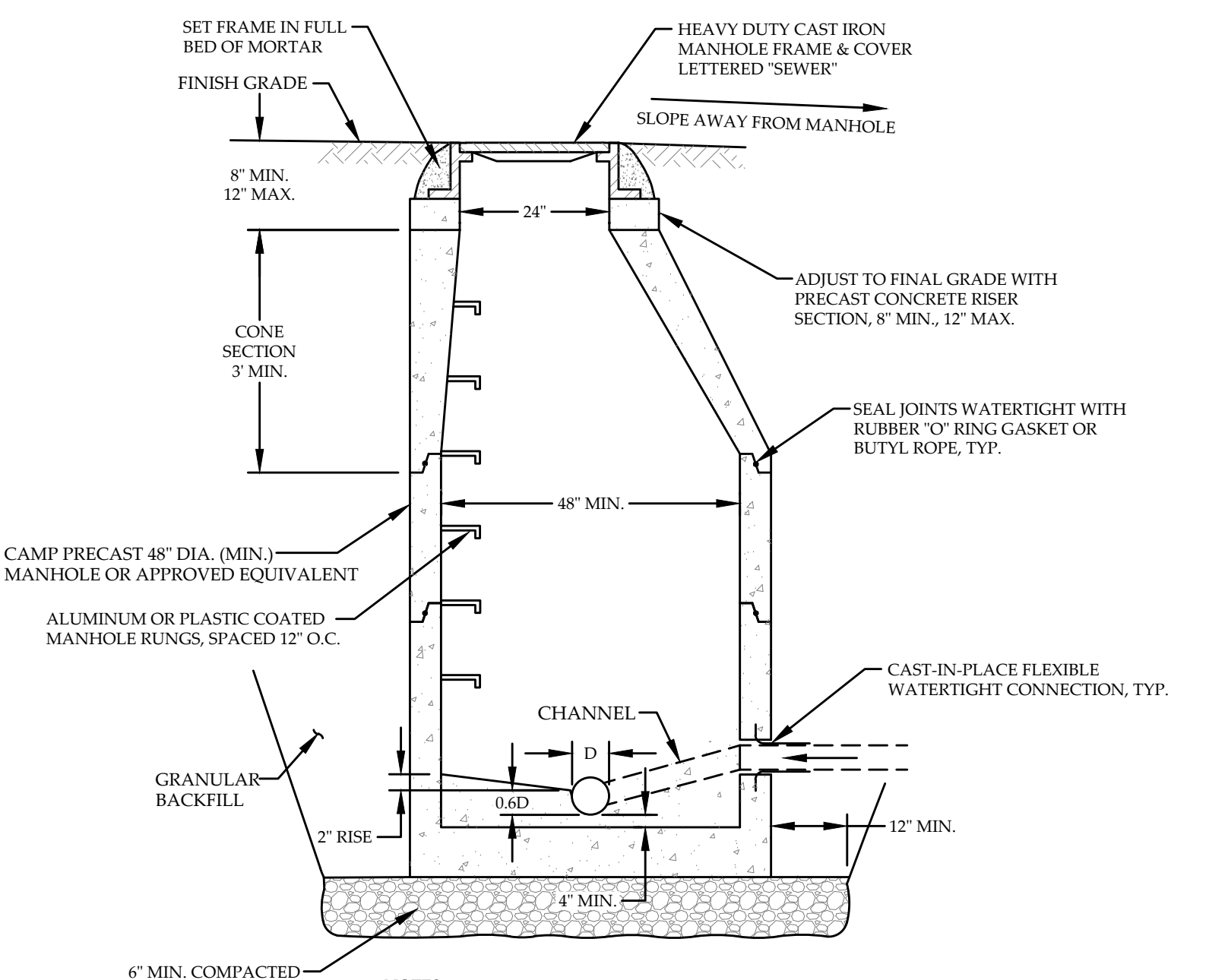
THRUST BLOCK SURFACE AREA				
SQ. FT. OF SOIL BEARING AREA				
FITTING	UP TO 6"	8"	10" - 12"	
11.25" - 22.5"	3	3	7	
90°	7	12	26	
45°	3	6	13	
TEE / END CAP	5	9	19	

- NOTES:**
- DESIGN WATER PRESSURE = 150 PSI
 - USE 3000 PSI CONCRETE FOR ALL THRUST BLOCKS
 - DESIGN SOIL BEARING CAPACITY = 1,500 PSF. NOTIFY THE ENGINEER IMMEDIATELY OF UNSATISFACTORY SOIL CONDITIONS
 - COVER FITTINGS WITH 6 MIL. POLY BEFORE POURING THRUST BLOCKS

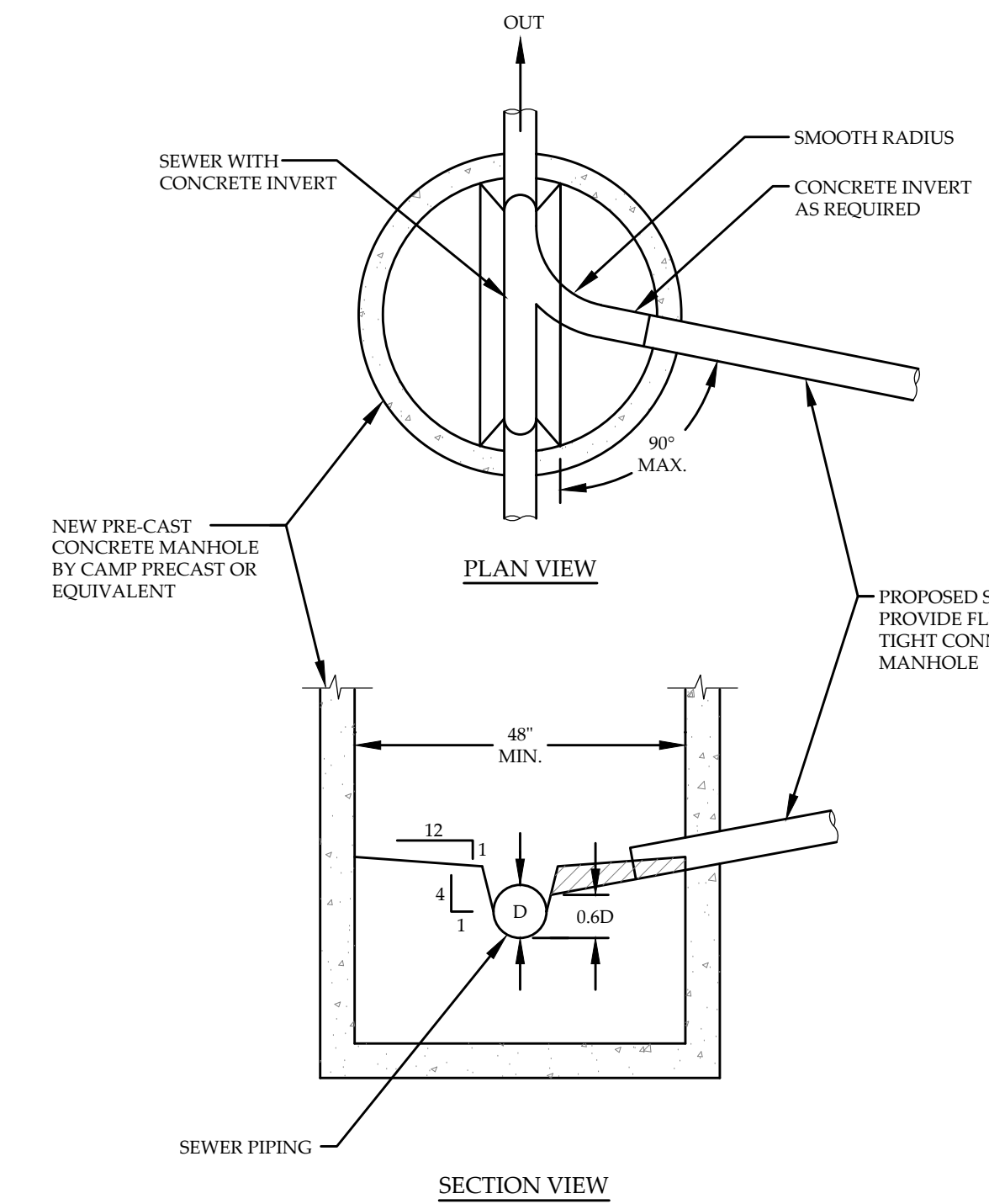
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WATER MAIN THRUST RESTRAINTS
NOT TO SCALE



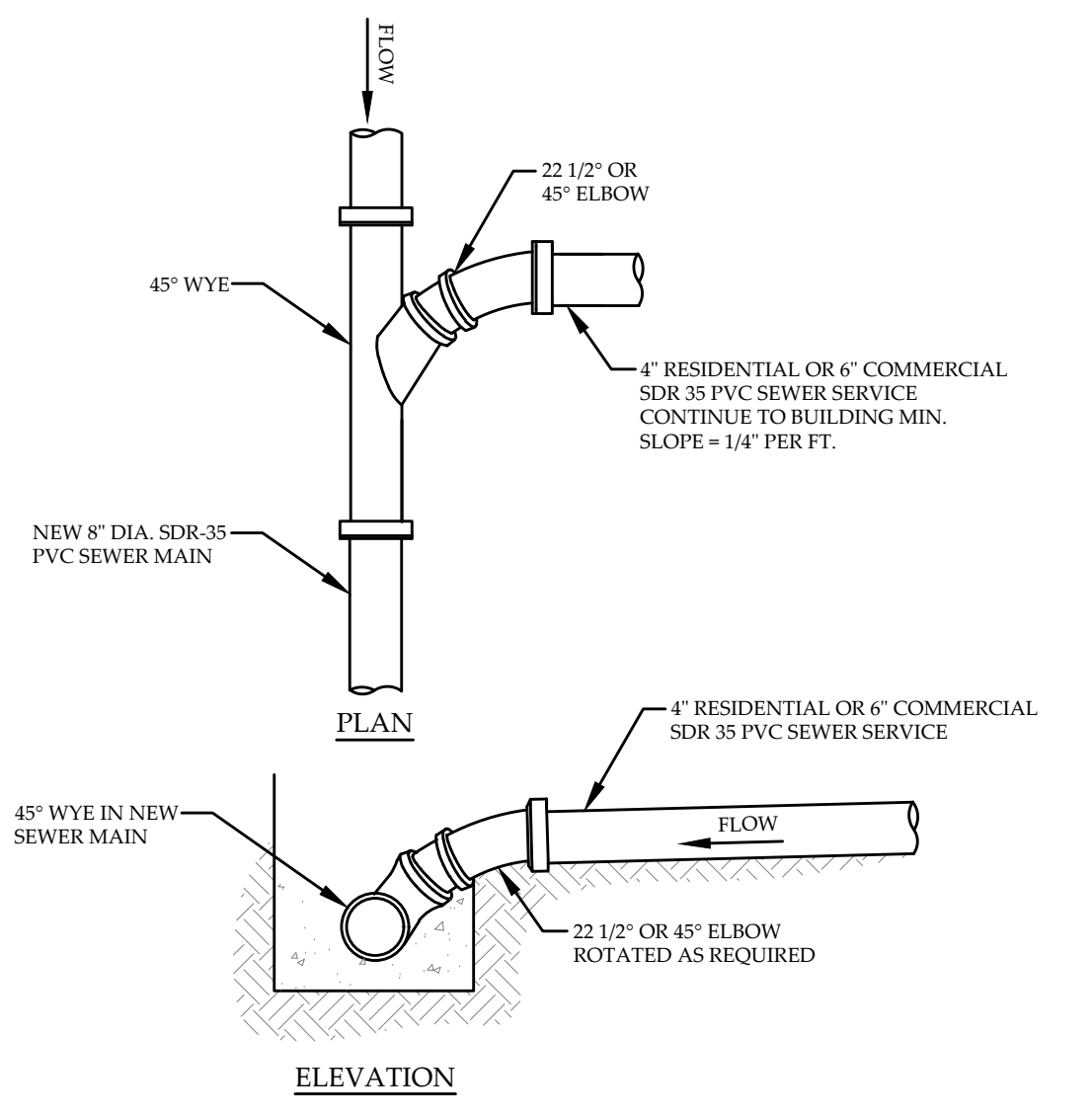
5
TYPICAL SANITARY SEWER TRENCH
NOT TO SCALE



6
TYPICAL SANITARY SEWER MANHOLE
NOT TO SCALE



7
TYPICAL SEWER MANHOLE INVERT
NOT TO SCALE

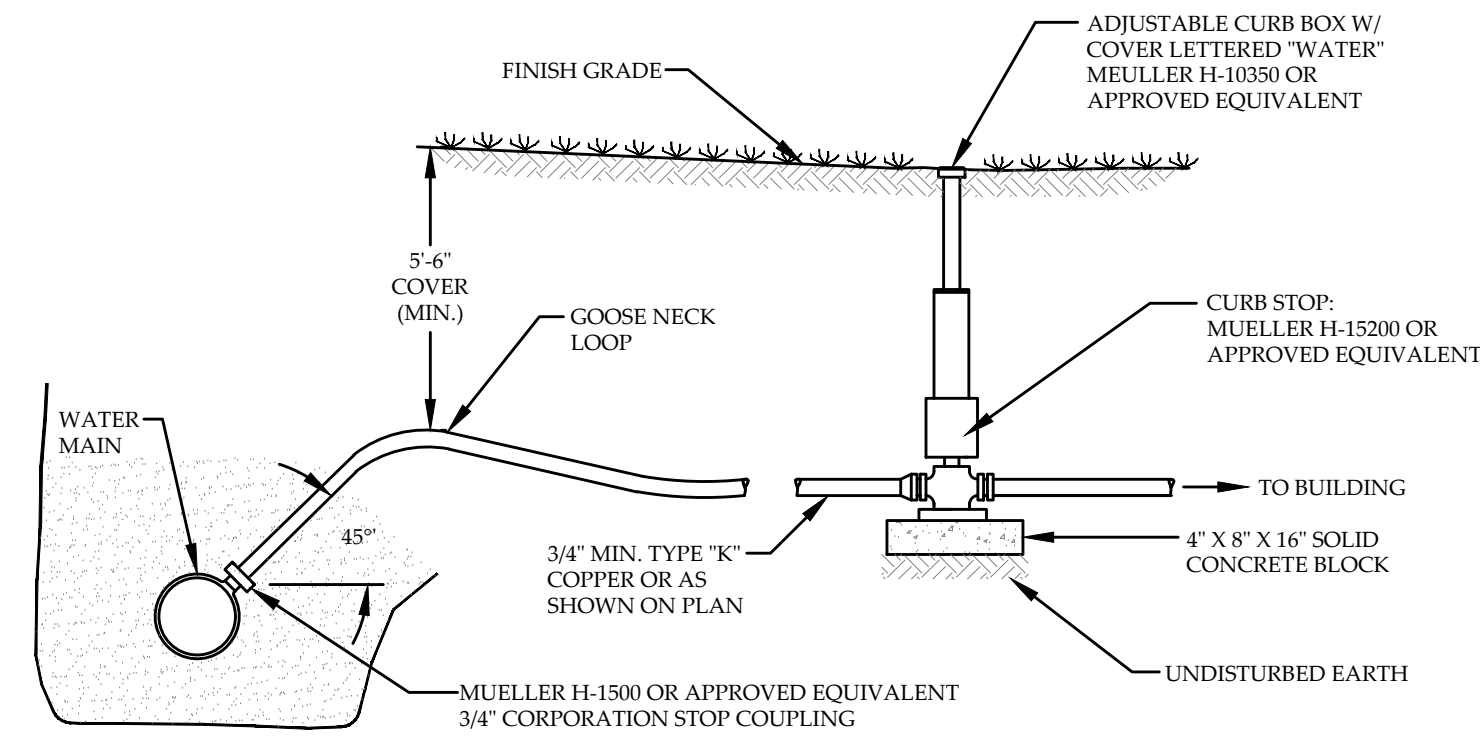


8
TYPICAL WYE-TYPE CONNECTION
NOT TO SCALE

NOT FOR CONSTRUCTION
ACT 250 REVIEW ONLY
DATE: 11/18/10

DETAILS
PROPOSED INDUSTRIAL PARK
VILLAGE OF JOHNSON
JOHNSON, VERMONT

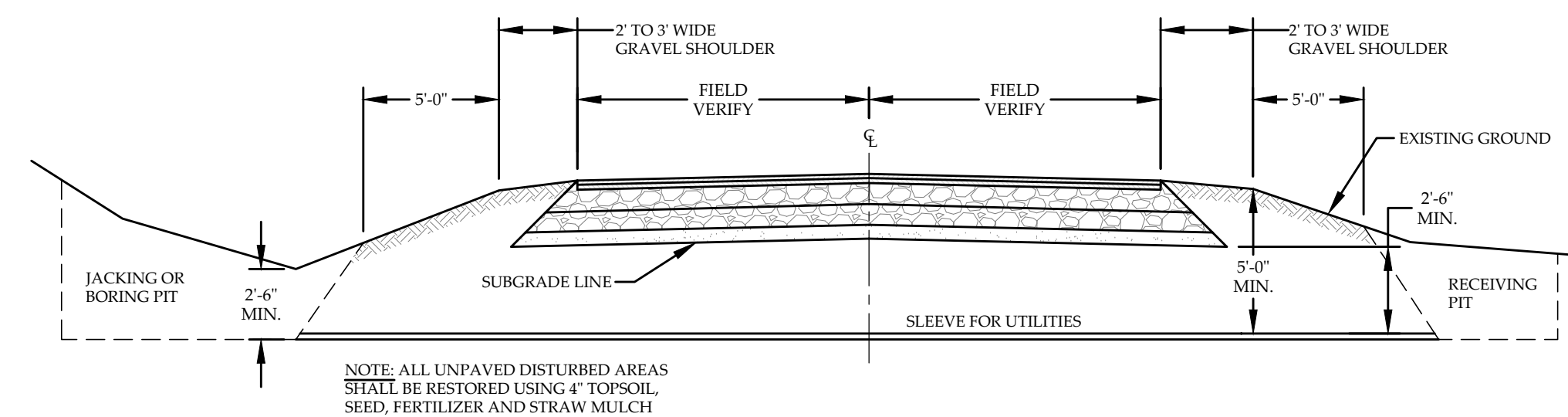
RUGGIANO Engineering, inc.	PROJECT NO.10016	SHEET NO.
	DRAWN BYJGE	C-7
	CHECKED BYCRC	
	SCALEAS NOTED	
	DATE11/18/10	
5 LAKE STREET ST. ALBANS, VERMONT 05478 PHONE - (802) 524-9300 FAX - (802) 524-9700 COPYRIGHT © 2010 - RUGGIANOENGINEERING, INC.		7 OF 8 SHEETS



NOTES:

- 1) CORPORATION STOPS SHALL NOT BE PLACED LESS THAN 12" APART ALONG WATER MAIN PIPING.
- 2) CURB STOPS SHALL NOT BE INSTALLED BENEATH ROADWAYS, DRIVES OR SIDEWALKS UNLESS OTHERWISE SPECIFICALLY INDICATED ON PLANS.

1
C-5
TYPICAL RESIDENTIAL WATER SERVICE DETAIL
NOT TO SCALE

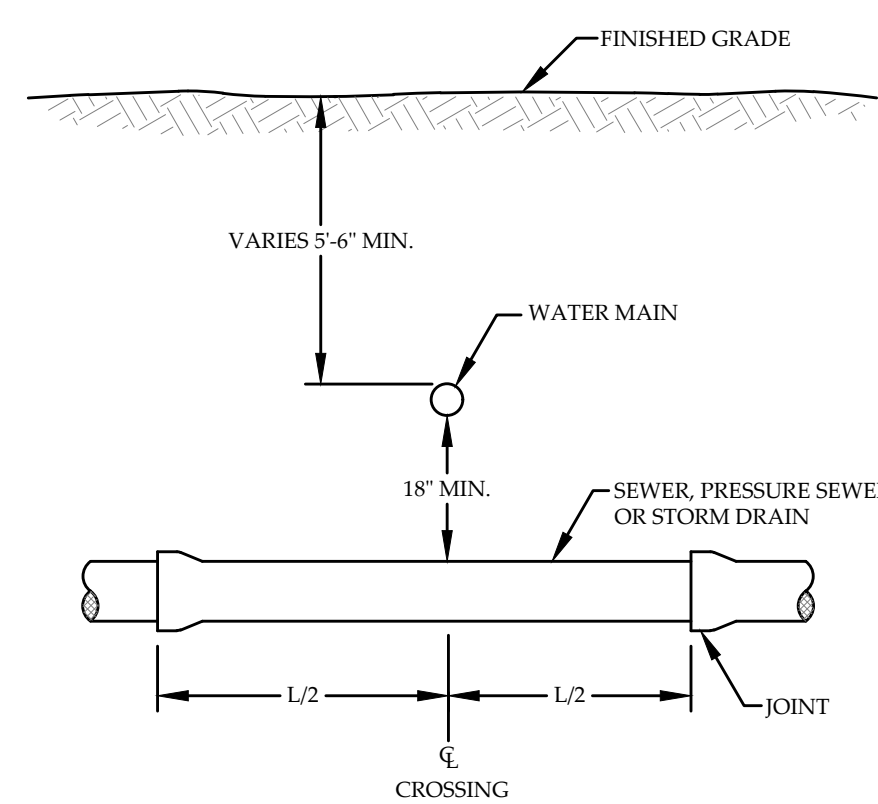


NOTE: ALL UNPAVED DISTURBED AREAS SHALL BE RESTORED USING 4" TOPSOIL, SEED, FERTILIZER AND STRAW MULCH

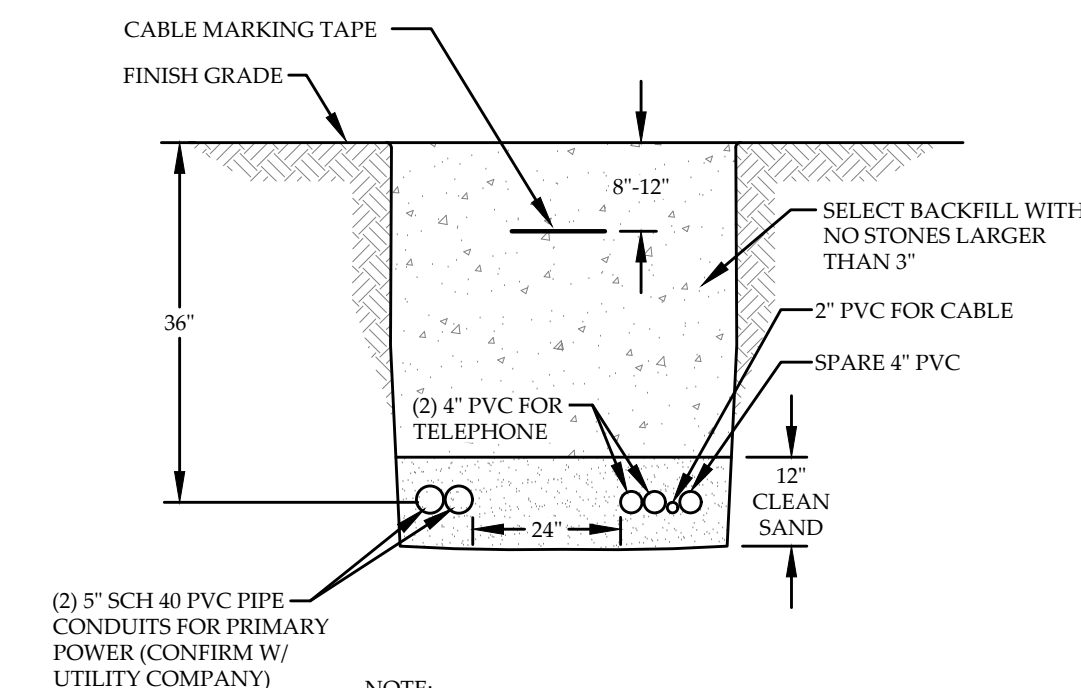
2
C-5
TYPICAL ROAD BORING SECTION
NOT TO SCALE

NOTES:

- 1) USE FULL LENGTH OF WATER MAIN AND POSITION JOINTS AS FAR FROM SEWER AS POSSIBLE.
- 2) IF SEWER IS ABOVE MAIN, MAINTAIN 18" VERTICAL SEPARATION (MINIMUM) AND ENCASE SEWER IN CONCRETE, EXTENDING BEYOND THE FIRST JOINT IN BOTH DIRECTIONS.
- 3) WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION, AND IF APPROVED BY THE ENGINEER, THE SEWER PIPE MUST ALSO BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING, OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER. THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND 1 FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS.



3
C-5
WATER / SEWER / DRAIN CROSSING
NOT TO SCALE



(2) 5" SCH 40 PVC PIPE CONDUITS FOR PRIMARY POWER (CONFIRM W/ UTILITY COMPANY)

NOTE:

THE GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH ALL APPLICABLE UTILITY COMPANIES.

4
C-5
UTILITY TRENCH
NOT TO SCALE

NOT FOR CONSTRUCTION
ACT 250 REVIEW ONLY
DATE: 11/18/10

DETAILS PROPOSED INDUSTRIAL PARK VILLAGE OF JOHNSON JOHNSON, VERMONT		
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