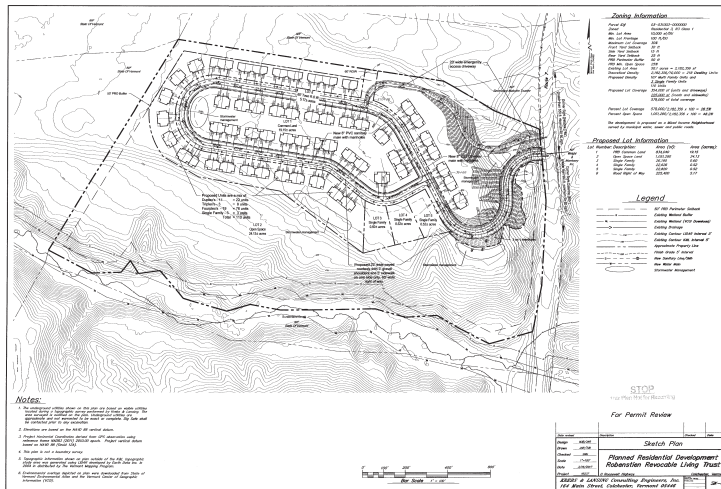


# 1745 Roosevelt Highway Colchester, Vermont



## Large Lot in Prime Location!

Vacant land totalling 51.2 acres in prime location just off Exit 16 from I-89. Zoned R3 with lots of development potential for apartments and residential.

For Sale  
Vacant Land

Offered

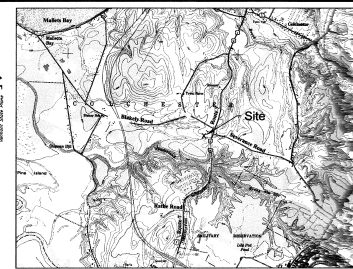
For Sale	\$2,000,000
Property Type	Land

Location

Town	Colchester
State	Vermont
Street	1745 Roosevelt Highway

Property Metrics

Acerage	51.2 +/- Acres
---------	----------------



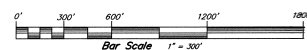
Location Map  
N.T.S.

### Legend

- Sub Detention (NRCS Web Soil Survey)
- - - Deer Wintering Area (VCGI Download)
- - - Setbacks
- - - Rare Threatened and Endangered (Natural Heritage Program)
- - - Unknown Species (VCGI Download)
- - - Existing Wetland Buffer
- - - Existing Wetland (VCGI Download)
- - - Existing Drainage
- - - Approximate Property Line

### Notes:

1. The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing. The area surveyed is outlined on the plan. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.
2. Elevations are based on the NAVD 88 vertical datum.
3. Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch. Project vertical datum based on NAVD 88 (Geoid 12A).
4. This plan is not a boundary survey.
5. Topographic information shown on plan outside of the K&L topographic study area was generated using LIDAR developed by Earth Data Inc. in 2004 as distributed by The Vermont Mapping Program.
6. Environmental overlays depicted on plan were downloaded from State of Vermont Environmental Atlas and the Vermont Center of Geographic Information.



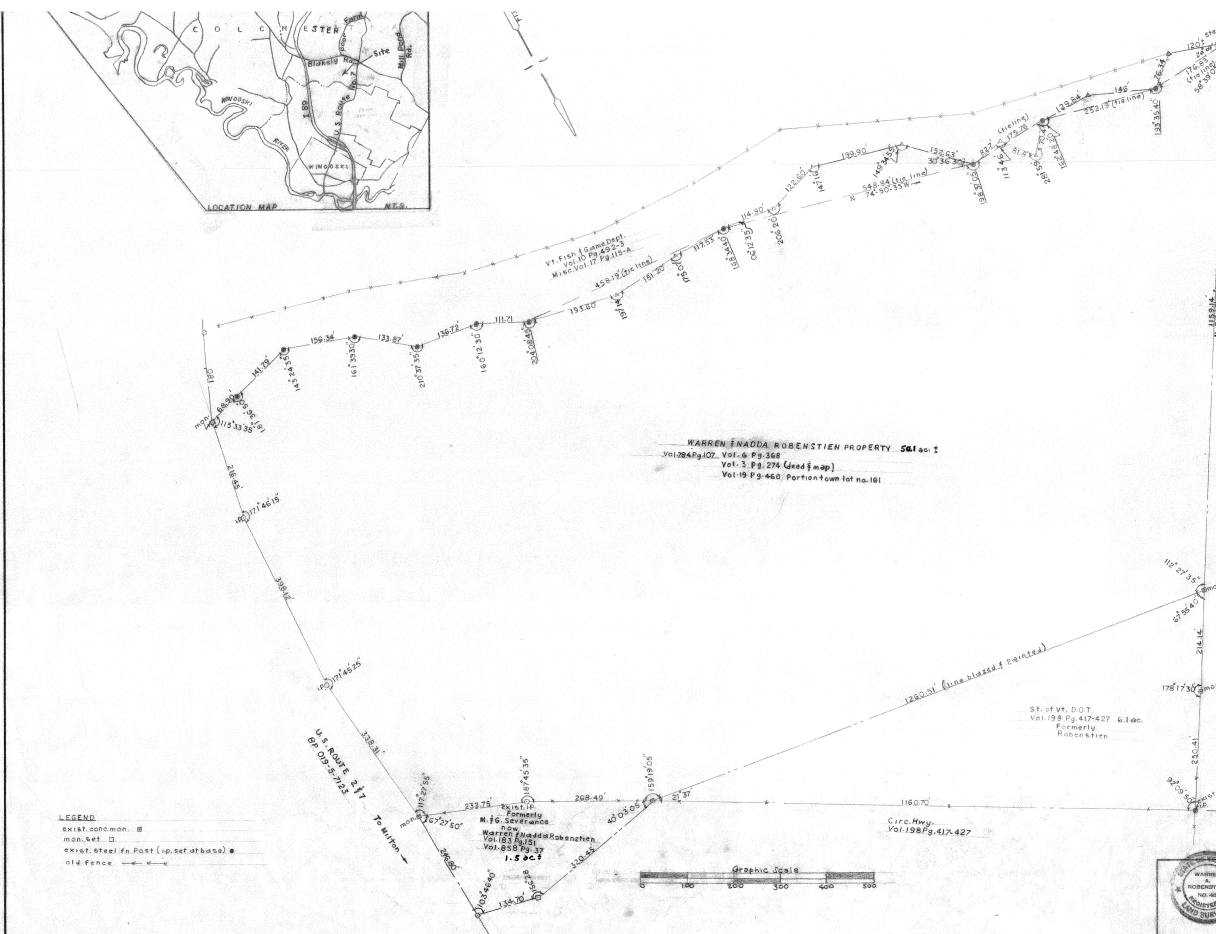
STOP  
This Plan Not for Recording

Date revised	Description	Checked	Date
Design	M&C/GR		
Drawn	JMB/TLB		
Checked	SMW		
Scale	1"=300'		
Date	3/16/2017		
Project	16237	Colchester, Vermont	

### Overall Plan

**Planned Residential Development  
Robenstien Revocable Living Trust**

KREBS & LANSING Consulting Engineers, Inc.  
164 Main Street, Colchester, Vermont 05446



Formerly Stone Estate  
St. of vt. D.O.T.  
Vol.198 Pg.417-427

Formerly  
Robenstien

ST. of vt. D.O.T.  
Vol.198 Pg.417-427 6340  
Formerly  
Robenstien

ST. of vt. D.O.T.  
Vol.198 Pg.417-427

LEGEND

- EXIST. CORNER
- EXIST. ST. EASEMENT
- EXIST. ST. EASEMENT (to set of base)
- OLD FENCE

Graphic Scale

0 100 200 300 400 500

PLAT OF SURVEY  
WARREN SHADDA ROBENSTIEN  
S.A. ROUTE 217  
COLCHESTER, VT  
1:500  
JMB/TLB  
3/16/2017