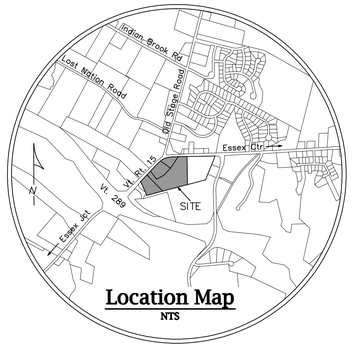
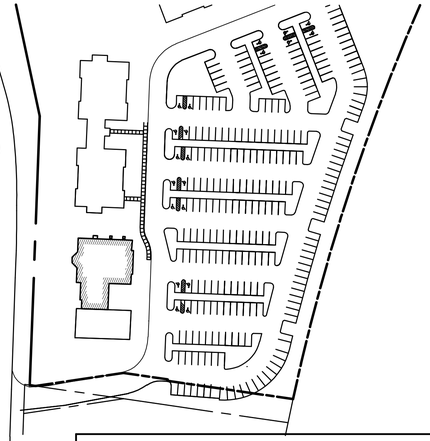


Location Map
NTS



MIXED USE BUILDINGS

BUILDING	STORIES	FOOTPRINT	COMM. SF	RES. SF	# RES.
H	3	17,720	4,000	49,160	48
X	2	4,274	4,200	4,200	4
I	2	7,445	11,945	2,945	3
K	3	19,502	18,104	39,942	44
N	2	6,306	6,306	2,529	2
O	2	10,006	9,022	9,752	10
P	3	3,622	2,160	8,706	3
Q	3	3,622	2,160	8,706	3
S	3	19,790	19,790	39,580	23
T	3	3,622	2,160	8,706	3
U	3	3,622	2,160	8,706	3
V	3	3,622	2,160	8,706	3
G	3	4,112	4,112	8,224	8
TOTAL MIXED		107,265	88,279	199,862	157

COMMERCIAL ONLY BUILDINGS

BUILDING	STORIES	FOOTPRINT	COMM. SF	USE
E	3	17,300	43,300	OFFICE/RETAIL/COMM.
L	1	6,284	1,528/4,756	RETAIL/RESTAURANT
M	1	2,400	2,400	BANK
R	2	4,900	14,700	OFFICE/RETAIL/COMM.
Bank	1	3,873	3,873	BANK
TOTAL COMM ONLY		34,757	70,557	

PROJECT TOTALS

FOOTPRINT SF	COMM. SF	RES. SF	# RES. UNITS
142,022	158,836	199,862	157

MINIMUM COMMERCIAL SF = (156) X (600 SF) = 93,600 SF
MAXIMUM COMMERCIAL SF = (156) X (1500 SF) = 234,000 SF

GROSS AREA (SF)		762,849
ROADS (PUBLIC & PRIVATE)		51,989
ADJUSTED AREA (BEFORE COMMERCIAL DEDUCTION)	762,849 – 51,989 =	710,860
COMMERCIAL ONLY FOOTPRINT		34,757
ASSOCIATED PARKING (133 @ 162)		21,546
20% OPEN SPACE ALLOCATION	0.20 * (34,757 + 21,546) =	11,260
TOTAL COMMERCIAL ONLY AREA	(34,757 + 21,546 + 11,260) =	67,563
TOTAL REDUCTION AREA (@ 33%)	(0.33 * 67,563) =	22,295
ADJUSTED AREA (AFTER COMMERCIAL DEDUCTION)	710,860 – 22,295 =	688,565
MAX NUMBER OF UNITS @ 1 UNIT/7,000 SF		98
MAX # UNITS WITH 400% DENSITY BONUS	4 * 98 =	392

PARKING SUMMARY

EXISTING AT-GRADE	274
FUTURE PHASES AT-GRADE	370
BELOW GRADE & GARAGE PARKING	136
Total Master Plan	780

NOTE:
THE TOTAL NUMBER OF PARKING SPACES MAY BE CHANGED IN THE FUTURE ACCORDING TO THE FINAL DESIGNS OF THE FUTURE PHASES. THE NUMBERS SHOWN ARE BASED ON THE CURRENT MASTER PLAN.

LAND USE LEGEND

- (A) AGRICULTURAL
- (R) RESIDENTIAL
- (C) COMMERCIAL

Soil Types	
PeA	Peru stony loam 0 - 5% slopes
GrA	Groton gravelly fine sandy loam 0 - 5% slopes
CbA	Cabot extremely stony silt loam 0 - 3% slopes
CaA	Cabot stony silt loam 0 - 3% slopes

GRAPHIC SCALE
100 0 50 100 200 400
1 inch = 100 ft.

date	description	by
2/8/16	REVISED BUILDING H, G AND O FOOTPRINTS AND TABLE	GRT
5/12/15	REVISED USE TABLE: BLDG O 2-STORY RATHER THAN 3	WTL
4/16/15	ADDED BUILDING O; UPDATED USE TABLE	WTL
3/12/15	CHANGED G&H TO 56 UNITS; UPDATED USE TABLE	WTL
3/5/15	CHANGED G&H TO CONGREGATE; UPDATED USE TABLE	WTL
11/19/14	REVISED ABUTTERS	WTL
11/12/14	REVISED DENSITY CALCULATIONS FOR "G" "H" & "X"	WTL
02/21/12	REVISED FOOTPRINT FOR BUILDING "X"	BJB
11/02/10	ADDED NEW NBT BANK	RHP
2/13/08	REVISE PER TOWN ENGINEER/POLICE/REC. REVIEW	DVR
1/15/08	REVISE PER TOWN OF ESSEX REVIEW	DVR
12/18/07	UPDATE PLAN FOR PROPOSED CHITTENDEN BANK SITE	DVR
4/05/07	ADD TOWN MEADOW PROPOSED DESIGN	DVR
2/27/07	REVISIONS TO BUILDINGS AND PARKING FOR PHASE 2 & 3	DVR
6/07/06	UPDATE PLAN FOR BUILDING "X"	DVR
3/24/05	REVISE PER SITE PLAN AMENDMENT APPROVAL	DVR
2/8/05	ADD RESTAURANT USE TO BUILDING L	DVR
1/27/05	REVISE PATH AT RTE 15/BILLIE BUTLER	DVR
12/1/04	REVISE PER BUILDING "L" APPROVAL	DVR
8/5/04	UPDATE PLAN FOR BUILDING "L"	DVR
7/8/04	UPDATE PLAN FOR BUILDING "M"	DVR
8/29/03	UPDATE PLAN FOR BUILDING "O"	DVR
8/28/03	RECALCULATE COVERAGES PER TOWN OF ESSEX	KRL
5/19/03	RECALCULATE COVERAGES PER TOWN OF ESSEX	KRL
10/8/02	UPDATE PLAN FOR BUILDING "N"	KRL
1/14/02	UPDATE PLAN FOR BUILDING "O"	KRL
04/26/01	UPDATE BUILDING USES	KRL
12/12/00	REVISIONS AS PER 4/27/00 ESSEX STIPS.	KRL
10/24/00	REVISED BUTLERS CORS. INTERSECTION	HLS
06/01/00	REVISIONS AS PER 4/27/00 ESSEX STIPS.	KRL
03/06/00	REVISE BUILDING N	PJO
07/01/99	ADJUST PARKING LOT AT BANK PER TOWN	KAS
06/08/99	UPDATE PHASE 1/2 LINES	MBW
01/19/99	UPDATE PHASE 1/2 LINE, BLDG I CHANGES	SPO
11/25/98	REVISE TABLES	DLH
4/23/98	ADJUST CONCEPTUAL ROUNDABOUT. ADD NOTE	KAS
1/27/98	ADD METES AND BOUND TO FOUR ROD R.O.W.	KAS
1/21/98	CHANGE FUTURE ROADWAY NOTE	PJO
1/14/98	MINOR REVISIONS DENSITY CALCS. PER TOWN	KAS
12/22/97	MISC. UPDATES PER TOWN STIPULATIONS	KAS
8/12/97	BARN/PARKING PER HISTORIC, LOT DIMENSIONS	KAS
05/13/97	PHASING, TENNIS COURT, TREES ALONG DOSTIE	KAS
05/08/97	REVS. PER HARRY SMITH COMMENTS	JBG
04/09/97	REVS. PER NEW HARRY SMITH COMMENTS	KAS
03/24/97	UPDATES FOR TOWN SUBMITTAL & HDI V.11	KAS

REVISIONS
ORIGINAL PLAN AND REVISIONS THROUGH 1/1/99 BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, INC.

Landowner & Applicant:
Rick Bove
8 Carmichael Street
Essex Jct., Vermont 05452

STATE OF VERMONT — PAUL J. O'LEARY, JR. — No. 5477 — REGISTERED PROFESSIONAL ENGINEER

DATE
SURVEY OBCA
DESIGN PJO/KRL
DRAWN KRL
CHECKED PJO
SCALE 1"=100'

REVISION
☐ RECORD DRAWING ☐ PRELIMINARY
■ FINAL ☐ SKETCH/CONCEPT

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE #1
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989

Essex Town Center
Essex, Vermont

Master Plan

DATE 3/21/01
JOB# 008
FILE 008-BOVE-MASTE
PLAN SHEET # M