

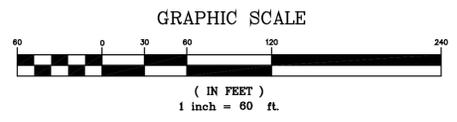
LEGEND

	PROJECT PROPERTY BOUNDARY
	ABUTTING PROPERTY LINE
	EXISTING EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING TREE LINE
	EXISTING CATCH BASIN, DRAINAGE MANHOLE & STORM LINE
	EXISTING WATER LINE, HYDRANT & GATE VALVE
	EXISTING GAS LINE
	EXISTING SEWER MANHOLE & LINE
	EXISTING SEWER FORCE MAIN
	EXISTING UTILITY POLE WITH OVERHEAD WIRES
	EXISTING GROUND CONTOUR
	EXISTING SWALE
	EXISTING POLE MOUNTED LIGHT
	EXISTING BUILDING MOUNTED LIGHT
	EXISTING SIGN
	EXISTING TREES

PARCEL DATA		PROPOSED LOT COVERAGE	
PARCEL NUMBER:	2009002000 2009003006 (LOT 6) 2009003007 (LOT 7) 2009003018 (LOT 18) 2009003019 (LOT 19)	LOT COVERAGE BASED UPON TOTAL PROJECT AREA	BUILDING COVERAGE = 38.1% (10.99 AC. / 28.84 AC.)
TOTAL PROJECT AREA:	28.84 ACRES	TOTAL LOT COVERAGE = 61.7% (17.8 AC./28.84 AC.)	
ZONING DISTRICT:	INDUSTRIAL	FRONT YARD COVERAGE = 36.2% (1.41 AC. / 3.90 AC.)	
BUILDING SETBACKS:	FRONT = 50' SIDE = 25' REAR = 25'	PARKING SUMMARY	
MAXIMUM LOT COVERAGE:	70%	TOTAL PROPOSED PARKING = 543 SPACES 478,725 SF / 543 SPACES = 1 SPACE / 882 SF	
MAX. FRONT YARD COVERAGE:	50%	TOTAL ACCESSIBLE PARKING = 13 SPACES INCLUDES 2 VAN ACCESSIBLE SPACES	
MAX. BUILDING HEIGHT:	45 FEET	REQUIRED ACCESSIBLE PARKING = 11 SPACES	
SOIL TYPE:	ADAMS WINDSOR LOAMY SAND		
UTILITIES:	MUNICIPAL WATER & SEWER		

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PRESENT THE OVERALL SITE LAYOUT AND TO SHOW LOCATIONS OF PROPOSED LIGHTING BETWEEN THE WESTERN LOADING AREA AND NEW ENGLAND DRIVE. THIS PLAN IS NOT FOR PROPERTY CONVEYANCE. SEE ARCHITECTURAL PLANS FOR BUILDING SPECIFIC INFORMATION.
2. BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE SUBDIVISION PLAT FOR GAUCHIER INDUSTRIAL PARK BY DONALD L. HAMLIN CONSULTING ENGINEERS, INC. LAST REVISED 07-03-90 AND RECORDED ON SLIDE 243 OF THE TOWN OF ESSEX LAND RECORDS, AND A BOUNDARY LINE ADJUSTMENT PLAT BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, INC. LAST REVISED 05-13-11.
3. THE VELCO RIGHT OF WAY SHOWN IS CENTERED UPON THE LOCATION OF THE EXISTING UTILITY POLES.
4. UTILITIES SHOWN ON THIS PLAN ARE BASED UPON LIMITED FIELD SURVEYS AND THE DESIGN DRAWINGS FOR GAUCHIER INDUSTRIAL PARK. THE CONTRACTOR SHALL NOTIFY THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT AND DIGSAFE PRIOR TO ANY EXCAVATION.



Date	Revision	By
These plans shall only be used for the purpose shown below:		
<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review	
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction	
<input type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing	
THE MILLER REALTY GROUP, LLP GMCR ESSEX PLANT NEW ENGLAND DRIVE, GAUCHIER DRIVE, & ANDREW AVENUE ESSEX, VT		
Proposed Lighting Improvements		
Lamoureux & Dickinson Consulting Engineers, Inc. 14 Morse Drive, Essex, VT 05452 802-878-4450 www.LDengineering.com		Project No. 96075P Survey L&D / AP Design L&D Drawn CED Checked ABR Date 12-28-15 Scale 1" = 60' Sheet number L1

APPLICANT:
KEURIG GREEN MOUNTAIN
33 COFFEE LANE
WATERBURY, VT 05676

LAND OWNER:
THE MILLER REALTY GROUP, LLP
599 AVENUE D
WILLISTON, VT 05495