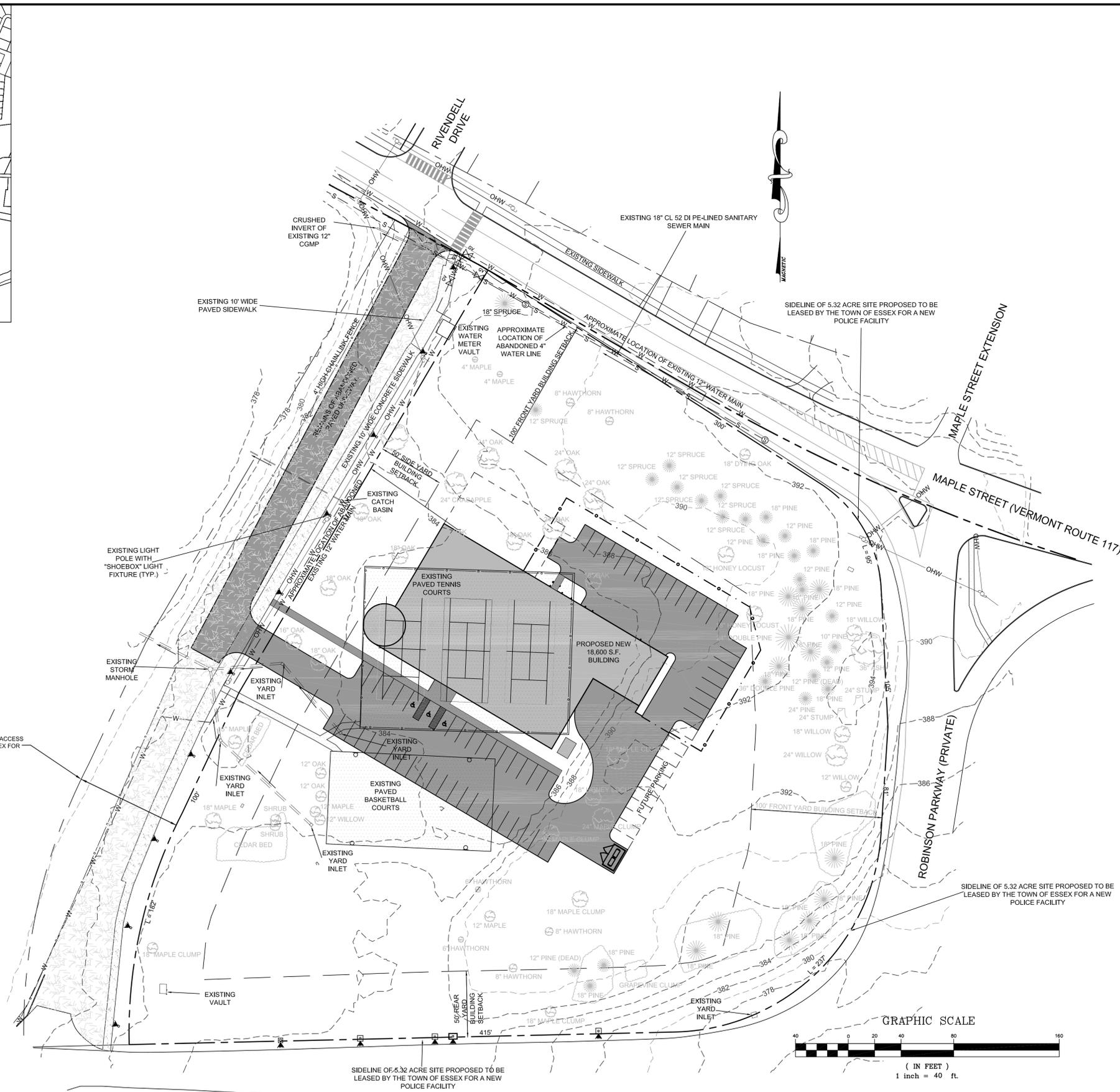


LOCATION PLAN
N.T.S.

PROJECT STATISTICS

ZONING DISTRICT - LIGHT INDUSTRIAL DISTRICT		
DIMENSIONAL REQUIREMENTS:	REQUIRED:	PROVIDED:
MINIMUM LOT AREA	10,000 SQ. FT.	231,857 SF (5.32 ACRES)
MINIMUM ROAD FRONTAGE	60 FT	700 FT
MINIMUM FRONT SETBACK	100 FT	194 FT
MINIMUM SIDE SETBACK	50 FT	53 FT
MINIMUM REAR SETBACK	50 FT	216 FT
MAXIMUM LOT COVERAGE	65%	21%
EXISTING USE - RECREATION / VACANT		
PROPOSED USE - POLICE STATION		
WATER/WASTEWATER: MUNICIPAL SERVICES.		



LEGEND

- SIDELINE OF ROAD RIGHT-OF-WAY
- SIDELINE OF PROPOSED LEASE PARCEL
- ABUTTING PROPERTY LINE
- BUILDING SETBACK
- - - 386 - - - EXISTING GROUND CONTOUR
- - - EXISTING TREE LINE
- █ PROPOSED NEW PAVEMENT
- ○ ○ ○ ○ PROPOSED NEW CHAIN LINK FENCE
- ○ ○ ○ ○ EXISTING UTILITY POLE AND OVERHEAD WIRES
- W W W W W EXISTING WATER LINE WITH GATE VALVE
- S S S S S EXISTING SANITARY SEWER LINE WITH MANHOLE
- EXISTING STORM DRAIN LINE WITH CATCH BASIN

NOTES

- THIS PLAN IS A SITE PLAN ONLY, AND IS NOT TO BE USED FOR PROPERTY CONVEYANCE.
- THE RIGHT-OF-WAY FOR MAPLE STREET (VT ROUTE 117) IS BASED ON PLANS PREPARED BY THE VERMONT DEPARTMENT OF HIGHWAYS FOR PROJECT FAP 240 A (1).
- THE EXISTING GROUND CONTOURS ARE BASED ON THE LIDAR DATA PREPARED BY THE 2004 CHITTENDEN ORTHOIMAGERY PROJECT.
- THE EXISTING ROADS, DRIVES, UTILITIES AND OTHER PHYSICAL FEATURES ARE BASED ON FIELD SURVEYS CONDUCTED BY THIS OFFICE ON AUGUST 16, 2012.
- ALL NEW UTILITIES ARE TO BE UNDER GROUND.

OWNER
IBM CORPORATION - ESSEX
SITE FINANCIAL SERVICES MANAGER
DEPT. LRJ, MAIL DROP BOX 965-1C
1000 RIVER ST.
ESSEX JUNCTION, VT 05452
PARCEL 2-8

APPLICANT
TOWN OF ESSEX
81 MAIN STREET
ESSEX JUNCTION, VT 05452

08-27-12	INCREASED SITE SIZE	JPS
DATE	REVISIONS	BY
A PORTION OF THE LANDS OF IBM CORP - ESSEX PROPOSED TO BE LEASED TO THE TOWN OF ESSEX		Proj. no. 12060
MAPLE STREET ESSEX JUNCTION, VERMONT		Survey ----
SITE PLAN		Design DLH / DJG
		Drawn L&D
		Checked DLH / DJG
		Date 8-2-12
		Scale 1" = 40'
		SHL no. 1
LAMOREUX & DICKINSON Consulting Engineers, Inc. 14 Morse Drive Essex Junction, VT 05452 Tel: 802-878-4450		

