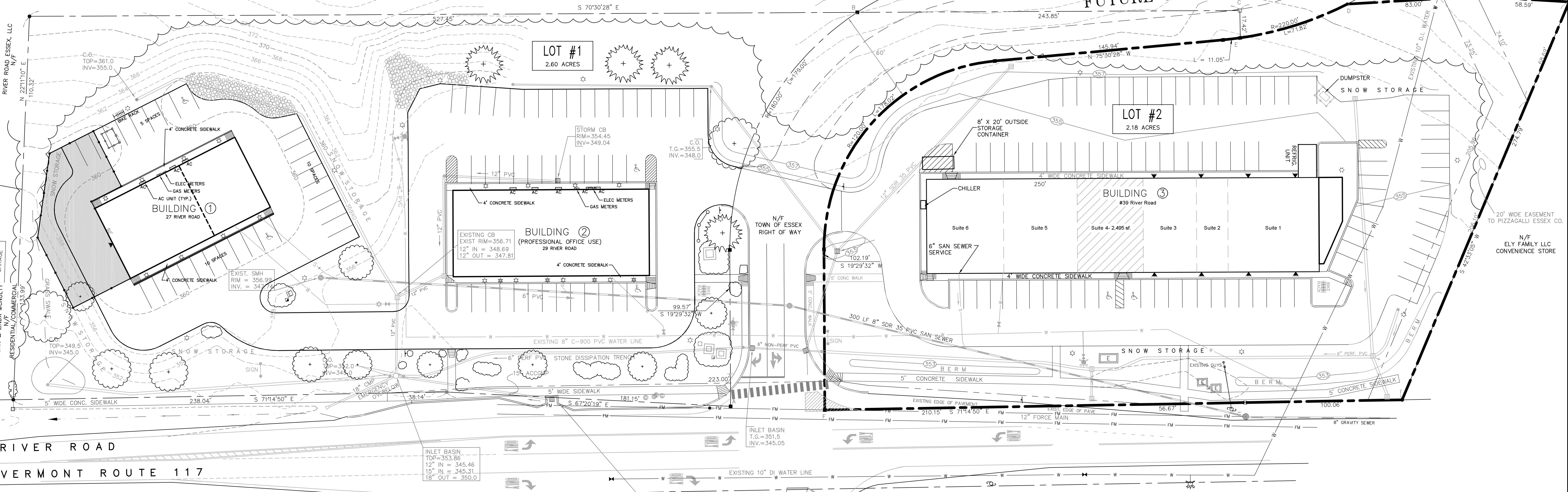
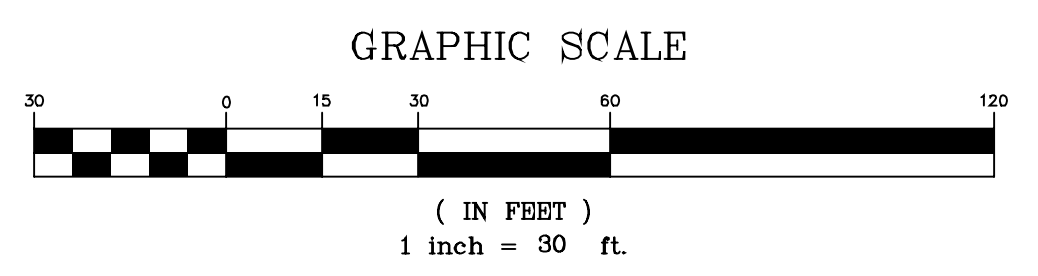


THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



LEGEND

- PROJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- SIDELINE OF EASEMENT
- EXISTING FORCEMAIN
- EXISTING WATERLINE & HYDRANT
- EXISTING STORM LINE & CB
- EXISTING SEWER LINE & MH
- EXISTING CONTOUR
- EXISTING UTILITY POLE
- POLE MOUNTED LIGHT
- BUILDING SOFFIT MOUNTED RECESSED LIGHT
- BUILDING SOFFIT MOUNTED LIGHTS
- ELECTRIC PAD
- TELEPHONE PED.
- EXISTING TREELINE
- EXISTING TREES
- EXISTING SHRUBS



PROJECT STATISTICS

PARCEL SIZE - LOT #2 - 2.18 ACRES
 ZONING - MIXED USE DEVELOPMENT DISTRICT (MXD)
 DIMENSIONAL STANDARDS FOR NON-RESIDENTIAL USES - SEE B1 DISTRICT FOR NON-RESIDENTIAL USES - SEE B1 DISTRICT
 MINIMUM LOT AREA = 30,000 SF (OFFSITE WATER & SEWER)
 MINIMUM LOT FRONTAGE = 150 FEET
 MINIMUM FRONT SETBACK = 50 FEET
 MINIMUM SIDE SETBACK = AS APPROVED
 MINIMUM REAR SETBACK = AS APPROVED
 MAXIMUM LOT COVERAGE = 70%
 MAXIMUM BUILDING HEIGHT = 40 FEET

ACCESS - NO CHANGES- EXISTING DRIVE AND SHARED ACCESS TO RIVER ROAD
 MUNICIPAL SEWER AND WATER - NO CHANGES PROPOSED

OWNER/APPLICANT
 ADAMS REAL PROPERTIES, LLC C/O JASON ADAMS
 207 BOYER CIRCLE, UNIT #30
 WILLISTON, VT 05495

LOT #2 PROPOSED COVERAGE		
BUILDINGS	7,863 SF	8.2%
DRIVES & PARKING	51,021 SF	53.5%
TOTAL COVERAGE	58,884 SF	61.7%
OPEN	35,405 SF	38.3%
TOTAL	94,960 SF	100%

LAST REVISED 12-19-17

DATE	REVISIONS	BY
11-19-19	ADDED SUITE 4 LABEL AND HATCHED AREA TO BLDG 3	DJG
12-15-17	ADDED PROPOSED ADDITION TO JP'S DINER	DJG
12-30-13	ADDED PLAY AREA AND PREV. DELETED PAVEMENT	DJG
03-20-12	REMOVE PAVEMENT EAST OF BLDG 1/27 RIVER RD	ABR
02-22-12	DEL. PLAY AREA, MOVE DUMPSTER, ADD BLDG 1&2 UTILS, ADD LOT 1 TREES & RESIDENTIAL IMPROVE	ABR
1-4-08	BLDG 1-REV. PLAY AREA FENCE AND ADD LIGHT	ABR
11-19-07	REVISE PAVEMENT AT BLDG 1 AND LOT COVERAGE	ABR
10-30-07	ADDED PLAY AREA AT BUILDING #1	ABR
5-12-00	ADDED WALK-UP WINDOW / REVISED STORM	ABR
10-6-99	REVISED PER BLDG 3 / PHASE I CONSTRUCTION	ABR
10-1-99	ADDED CB / REVISED DRAINAGE ALONG RT 117	ABR
8-16-99	ADDED LOT #S AND REVISED COVERAGE DATA	ABR
6-1-99	EXTENDED SIDEWALK ALONG ENTRANCE @ BLDG#3	ABR
5-18-99	ADDED LIGHT & PARKING AT BUILDING #1	ABR
5-5-99	REVISED GRADING/SWALE ALONG BLDG#3 SIDEWALK	ABR
4-29-99	REVISED SIDEWALK & GRADING NEAR BLDG#3	ABR
4-20-99	REVISED PER SITE PLAN APPROVAL	ABR
2-26-99	REVISED PER TOWN STAFF REVIEW	ABR
1-18-99	REV. BLDG #5, PHASES ON BLDG 2, ADDED LIGHTS	ABR

APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF ESSEX, VERMONT ON THE _____ DAY OF _____, 20____ SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS _____ DAY OF _____, 20____ BY _____ (CLERK OR CHAIRMAN)

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

SKETCH/CONCEPT
 PRELIMINARY
 FINAL
 RECORD DRAWING

ADAMS REAL PROPERTIES, LLC
 39 RIVER ROAD ESSEX, VERMONT

LOTS #1 AND #2

SITE PLAN

LAMOUREUX & DICKINSON
 Consulting Engineers Inc.
 14 Morse Drive
 Essex Junction, VT 05452
 (802) 878-4450
 Engineers-Planners-Surveyors

# OF SHEETS	proj. no.	survey	L&D	design	L&D	drown	checked	date	scale	sht. no.
1	98136B						ABR	11-18-98	1"=30'	1

