

Location Map
NTS

- Legend**
- PROJECT BOUNDARY
 - OTHER PROPERTY LINE
 - SIDELINE OF EASEMENT
 - CONTOUR LINE (U.S.G.S. DATUM)
 - PROPOSED FINISH GRADE CONTOUR
 - EXISTING TREE LINE
 - EXISTING TREE LINE
 - EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - IRON PIPE (TO BE SET)
 - RESIDENTIAL USE
 - COMMERCIAL USE
 - UNDEVELOPED
 - NEW BIKE RACK
 - EXISTING ELECTRIC/TELEPHONE LINE
 - FUTURE SEWERLINE
 - EXISTING STORMLINE
 - EXISTING WATERLINE
 - EXISTING/PROPOSED HYDRANT
 - EXISTING/PROPOSED UTILITY POLE
 - SOIL TYPE & BOUNDARY
- (Note - Proposed utilities are shown as a solid line)

Soil Types

- B₁** BORROW PITS
- A0/A** ADAMS AND WINDSOR LOAMY SANDS, 0 TO 5 PERCENT SLOPES

Zoning Information

PARCEL ADDRESS - 21 PINECREST DRIVE
ESSEX, VERMONT 05452 & ESSEX JCT, VERMONT 05452
TAX MAP 68, PARCEL 7 TAX MAP 68, PARCEL 8

EXISTING PARCEL AREA (COMBINED) = APX. 1.56 ACRES (68,048 SF)
PROPOSED PARCEL AREA (COMBINED) = APX. 1.65 ACRES (72,001 SF)

ZONED - IMD - MIXED USE

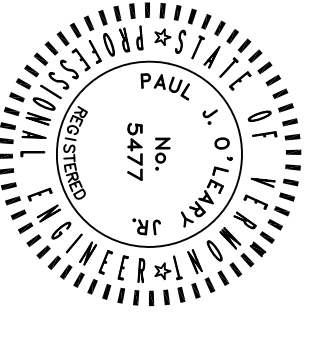
ARTICLE XIX

CONDITIONAL USE - CONGREGATE HOUSING
DENSITY - NORMAL HOUSING DENSITY = 10,000 SF/UNIT
CONGREGATE HOUSING DENSITY = 10,000 SF/14 = 2,500 SF-PER UNIT
FRONT YARD SETBACK - 40'
SIDE YARD SETBACK - 15'
REAR YARD SETBACK - 20'

Project Statistics

Proposal	Coverage
(1) 24 UNIT RESIDENTIAL BUILDINGS (8,598 SF)	72,001 SF (1.65 ACRES) = 100%
(24) RESIDENTIAL UNITS	EXISTING COVERAGE (SIDEWALK/ROADS) - 6,727 SF = 9.9%
24 UNITS REQUIRE 60,000 SF (1.39 ACRES)	PROPOSED COVERAGE (SIDEWALK/ROADS/BUILDING) - 33,426 SF = 46.4%
(39) TOTAL PARKING SPACES, PROVD	BUILDING - 8,598 SF = 11.9%
(16) ABOVEGROUND PARKING SPACES	SIDEWALK/ROADS/PARKING - 24,870 SF = 34.5%
	TOTAL COVERAGE (SIDEWALK/ROADS/BUILDING) - 33,426 SF = 46.4%
	PORTION OF PARCEL REMAINING UNDEVELOPED - 38,575 SF = 53.6%

Owner & Applicant
ALLEN BROOK DEVELOPMENT, INC.
C/O AL GENERAL
31 COMMERCIAL AVENUE
SOUTH BURLINGTON, VERMONT 05403



DATE	DESCRIPTION	BY	CHK
12/16/19	REVISED ACCESS ROAD, SEWER CONFIGURATION, EASEMENTS, ADJUSTERS FOR TOWN AGREEMENT	EBJ	EBJ
10/28/19	REVISED GRADING OF EXISTING MOST INSTALLATION BASIN	EBJ	EBJ
09/09/19	ADDED ALLOW OFF TO END OF WATERLINE AND ALLOW OFF DETAIL TO SH. 6	EBJ	EBJ
10/03/17	REVISED LANDSCAPING PER TREE WAGNERS COMMENTS	EBJ	EBJ
10/01/17	MISC. REVISIONS PER FINAL PLAN APPROVAL	EBJ	EBJ
08/04/17	MISC. REVISIONS PER PRELIMINARY PLAN APPROVAL	EBJ	EBJ
03/08/17	MISC. REVISIONS PER STAFF COMMENTS	EBJ	EBJ
02/07/17	MISC. REVISIONS PER STAFF COMMENTS	EBJ	EBJ
DATE	REVISION	REVISIONS PER SKETCH PLAN APPROVAL	DATE
12/08/16	REVISION	REVISIONS PER SKETCH PLAN APPROVAL	02/11/16
DATE	DESIGN	DATE	DATE
12/08/16	FINAL	02/11/16	02/11/16
DATE	DESIGN	DATE	DATE
12/08/16	PRELIM	02/11/16	02/11/16
DATE	DESIGN	DATE	DATE
12/08/16	CONCEPT	02/11/16	02/11/16

HANDY PARCEL
27 & 23 PINECREST DR. ESSEX VT
OVERALL PLAN
Congregate Housing Complex
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