

SIGN APPLICATION-TOWN OF ESSEX

Date 8-23-16 APPLICATION FEE \$95.00 pdSB PERMIT # 2016-132N
(includes recording fee) Appeal Period Expires 10-5-16
Zoning District MXD-pud

Address of Sign Location: 2 Freeman Woods MAP 094 PARCEL 002 LOT 002

Business Name for Sign: Freeman Woods

Type of Sign: Free Standing 4x8 (size) 32 S.F. Façade _____ (size)

Height (from ground level to top of free-standing sign): 120" (10 ft.)

Applicant's Mailing Address: 302 Mountain View Dr. ste 300 Colchester, VT 05446

Phone Number – Home: _____ Work: 861-1120 Cell: 316-0004 Fax: _____

Applicant(s) Signature: 

Landowner(s) Signature: 

INSTRUCTIONS FOR FILING APPLICATION:

All sign approval applications will be pursuant to the Town of Essex Sign Regulations contained within Section 25.10 of the Town of Essex Sign Regulations. A copy has been attached to this application form for your review and information. Approval or denial will be based upon a complete submittal of all the required information. In the case of denial of the application an explanation will be in writing.

INSTRUCTIONS FOR FREE STANDING SIGNS:

- a) Scaled lot plan indicating sign location;
- b) Diagram if sign with information according to the attached sample diagram.

INSTRUCTIONS FOR FAÇADE SIGNS:

- a) Plan of building façade and sign pursuant to the attached sample plan.

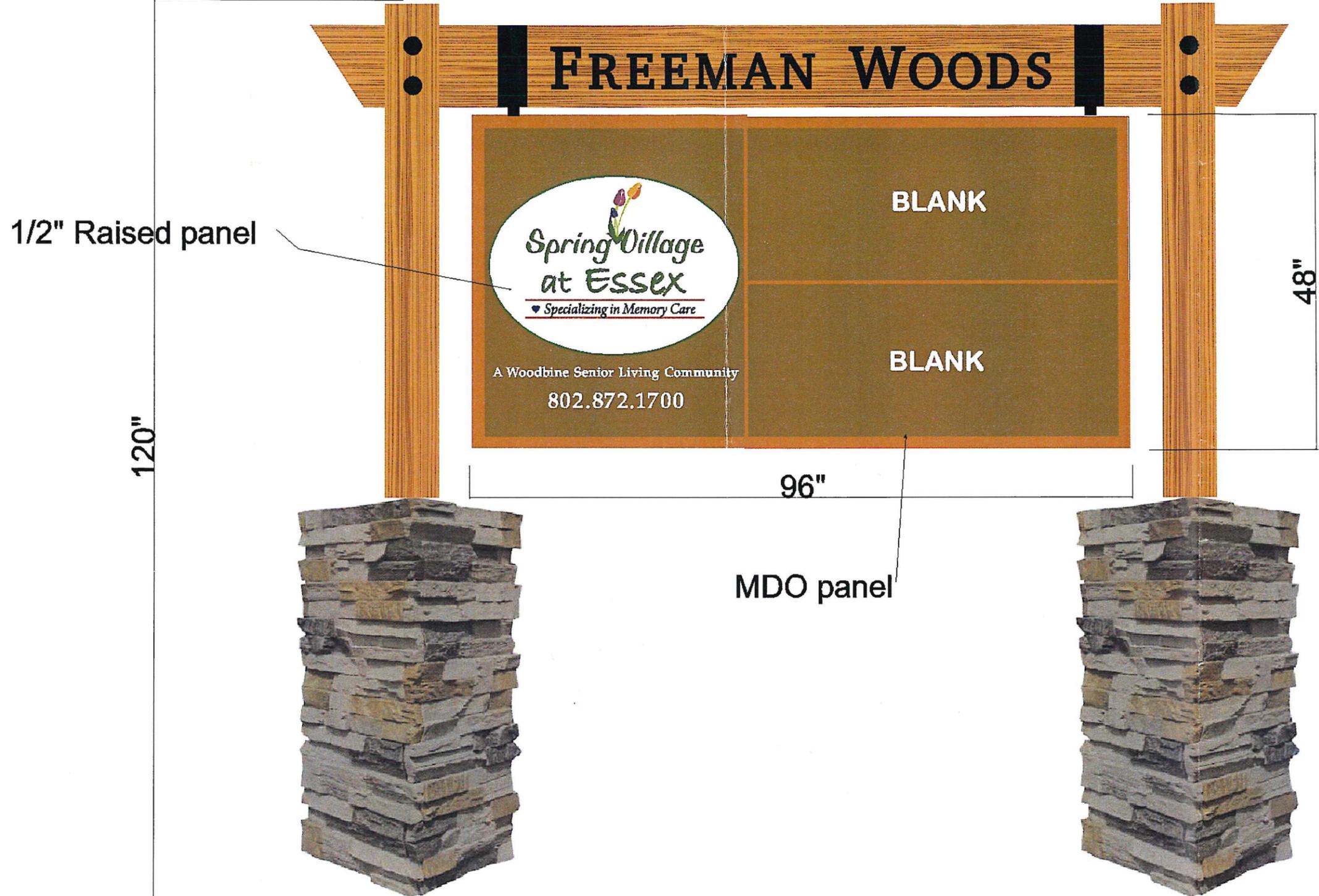
Note: The Zoning Administrator may require additional information to make a proper evaluation on a case by case basis.

On this 20th day of September, 2016, your application was: _____ approved _____ denied.

All signage shall conform to Section 3.10 of the Zoning Regulations. (sk)
See attachment for conditions of approval or reasons for denial.

TOWN OF ESSEX
By: Sharon L. Kelley
Zoning Administrator

ANY INTERESTED PERSON MAY APPEAL THE DECISION OF THE ZONING ADMINISTRATOR TO THE ZONING BOARD OF ADJUSTMENT WITHIN 15 DAYS OF PERMIT ISSUANCE. COMMENCING CONSTRUCTION WITHIN THIS 15 DAY APPEAL PERIOD IS PROHIBITED BY LAW.



SBSIGNS
INCORPORATED

466 Shunpike Rd., Williston, VT 05495
T 802/879/7969 • F 802/863/9772 • info@sbsigns.net

Legend

- PROJECT BOUNDARY
 - OTHER PROPERTY LINE
 - BUILDING SETBACK
 - SIDELINE OF EASEMENT
 - CONTOUR LINE (USGS DATUM)
 - PROPOSED FINISH GRADE CONTOUR
 - EDGE OF WOODED AREA
 - WETLAND IMPACT AREA
 - WETLAND BUFFER IMPACT
 - SCENIC RESOURCE AREA
 - EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - IRON PIPE (TO BE SET)
 - CONCRETE MONUMENT (TO BE SET)
 - RESIDENTIAL USE
 - COMMERCIAL USE
 - UNDEVELOPED
 - EXISTING ELECTRIC/TV/TELEPHONE LINE
 - EXISTING SEWERLINE
 - EXISTING STORMLINE
 - EXISTING WATERLINE
 - EXISTING/PROPOSED HYDRANT
 - PROPOSED SEWER LINE
 - PROPOSED STORMLINE
 - PROPOSED WATERLINE
 - PROPOSED LIGHT
 - SILT FENCE
- (NOTE : PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)

Parking

- REQUIRED:**
- 6,000 SF GENERAL OFFICE, 6,000 SF OFFICE 5P X 1 5P PER 250 SF. GFA = 24 SPACES
 - BUILDING B 24,000 SF. ASSISTED LIVING FACILITY 71 BED FACILITY X 3 5P. PER 5 BEDS = 43 SPACES
 - BUILDING C, 36,500 SF. MEMORY CARE FACILITY 56 BED FACILITY X 3 5P. PER 5 BEDS = 34 SPACES
 - 17 RESIDENTIAL TOWNHOMES 17 DWELLING UNITS X 23 SPACES PER DU = 40 SPACES
 - ROPES COURSE AND CLIMBING CENTER ASSUME 80 PARTICIPANTS REQUIRING X 5 SPACE/PART = 40 SPACES
- TOTAL SPACES REQUIRED: 181 SPACES
- PROVIDED:**
- COMMERCIAL AREA (OFFICE, ASSISTED LIVING, MEMORY CARE FACILITY) 99 SPACES
 - RESIDENTIAL AREA 44 SPACES
 - NORTHERN LIGHTS ROPES COURSE 38 SPACES
- TOTAL SPACES PROVIDED: 181 SPACES (14 HANDICAPPED SPACES, 2 VAN ACCESSIBLE HANDICAPPED SPACES)

TAX MAP '91 PARCEL 1
WHY NOT, LLC
10 HAGAN DRIVE
ESSEX VCT, VT 05452

TAX MAP '93 PARCEL 1-7
EUROWEST RETAIL PARTNERS LTD.
PO BOX 8567
ESSEX, VT 05452

TAX MAP '93 PARCEL 1
ESSEX INN PARTNERS LTD
C/O INN AT ESSEX
PO BOX 8567
ESSEX, VT 05452

TAX MAP 86, PARCEL 1
TOWN OF ESSEX
81 MAIN STREET
ESSEX, VT 05452

Soil Types

- AGAWAM FINE SANDY LOAM, 30 TO 60 PERCENT SLOPES
- CADOT STONY SILT LOAM, 0 TO 3 PERCENT SLOPES
- CADOT EXTREMELY STONY SILT LOAM, 0 TO 3 PERCENT SLOPES
- DUANE AND DEERFIELD SOILS, 0 TO 5 PERCENT SLOPES
- ENOSBURG AND WHATELY SOILS, 0 TO 3 PERCENT SLOPES
- SCANTIC SILT LOAM, 0 TO 2 PERCENT SLOPES
- SCANTIC SILT LOAM, 2 TO 6 PERCENT SLOPES

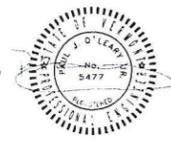
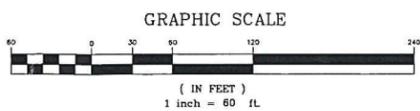
Zoning Information

ADDRESS: 0 FREEMAN WOODS ROAD (PARCEL ID: 02094001001 + 02094001002)
 ZONING DISTRICT: MIXED USE PUD (MIXED USE DEVELOPMENT)
 ADJACENT ZONING DISTRICTS AND SUBZONES: MEDIUM DENSITY RESIDENTIAL (R2) RETAIL-BUSINESS (B1) OPEN RECREATION (R1)

	REQUIRED RESIDENTIAL (R)	REQUIRED NON-RESIDENTIAL (NR)	PROPOSED
MINIMUM LOT AREA	20,000 SF	30,000 SF	467,083 SF
MINIMUM ROAD FRONTAGE	100'	150'	720'
MINIMUM FRONT SETBACK	40'	50'	25' WAIVER REQUESTED
MINIMUM SIDE SETBACK	15'	NONE	15'
MINIMUM REAR SETBACK	20'	NONE	15'
MAXIMUM LOT COVERAGE	80%	70%	45.0%
MAXIMUM BUILDING HEIGHT	80 FEET	40 FEET	40 FEET

NOTE: SETBACK FROM VT 289. THE SETBACK DEPTH OF ANY YARD BORDERING VT 289 SHALL BE 150' FROM THE ROW AND 50' FROM THE ROW OF EXIT AND ENTRANCE RAMPS OF VT 289.

WATER - MUNICIPAL
SEWER - MUNICIPAL
STORM - ON-SITE



BlackRock
CONSULTANTS
302 MOUNTAIN VIEW DRIVE, SUITE 300
COLCHESTER, VT 05448
PHONE 888-3482
E-MAIL: projects@blackrock.com

DATE	REVISION	BY
8/22/16	ADDED PROPOSED SIGN AT THE INTERSECTION OF FREEMAN WOODS AND ESSEX WAY	D.J.H.
4/7/15	REVISED SIDEWALKS AND CURBING THROUGH RESIDENTIAL DRIVES	D.J.H.
10/15/15	REVISED TOWNHOME UNIT FOOTPRINTS, ADDED SIGN AT PRIVATE DRIVE TO ALL FACILITY, EXTENDED SIDEWALK ALONG DRIVEWAYS	D.J.H.
9/8/15	REVISED GRAVEL PATH ON NORTHERN LIGHTS PROPERTY	D.J.H.
8/24/15	REVISED PARKING PER PLANNING COMMISSION COMMENTS	D.J.H.
5/11/15	REVISED PHASE 2 LAYOUT	D.J.H.
12/30/14	REVISED LOT NUMBERS PER WW COMMENTS	D.J.H.
12/1/14	REVISED WETLAND IMPACT AREA AND ADDED RAIN GARDEN	D.J.H.
10/21/14	REVISED TO SHOW WETLAND/BUFFER IMPACT AREAS	D.J.H.

DATE: 8/21/2014
 DESIGNED: C.B.C. [] RECORD DRAWING [] PRELIMINARY [] SKETCH/CONCEPT
 DRAWN: D.J.H.
 CHECKED: P.J.O.
 SCALE: 1"=80'
O'LEARY-BURKE CIVIL ASSOCIATES, PLC
 13 CORPORATE DRIVE
 ESSEX, VT 05448
 PHONE 878-9999
 FAX 878-9999
 E-MAIL: ocb@olearyburke.com

Spring Village at Freeman Woods
 Freeman Woods, Essex, VT
Master Plan

DATE: 8/21/2014
 FILE: 2013-1029.SD
 PLAN SHEET # **2**