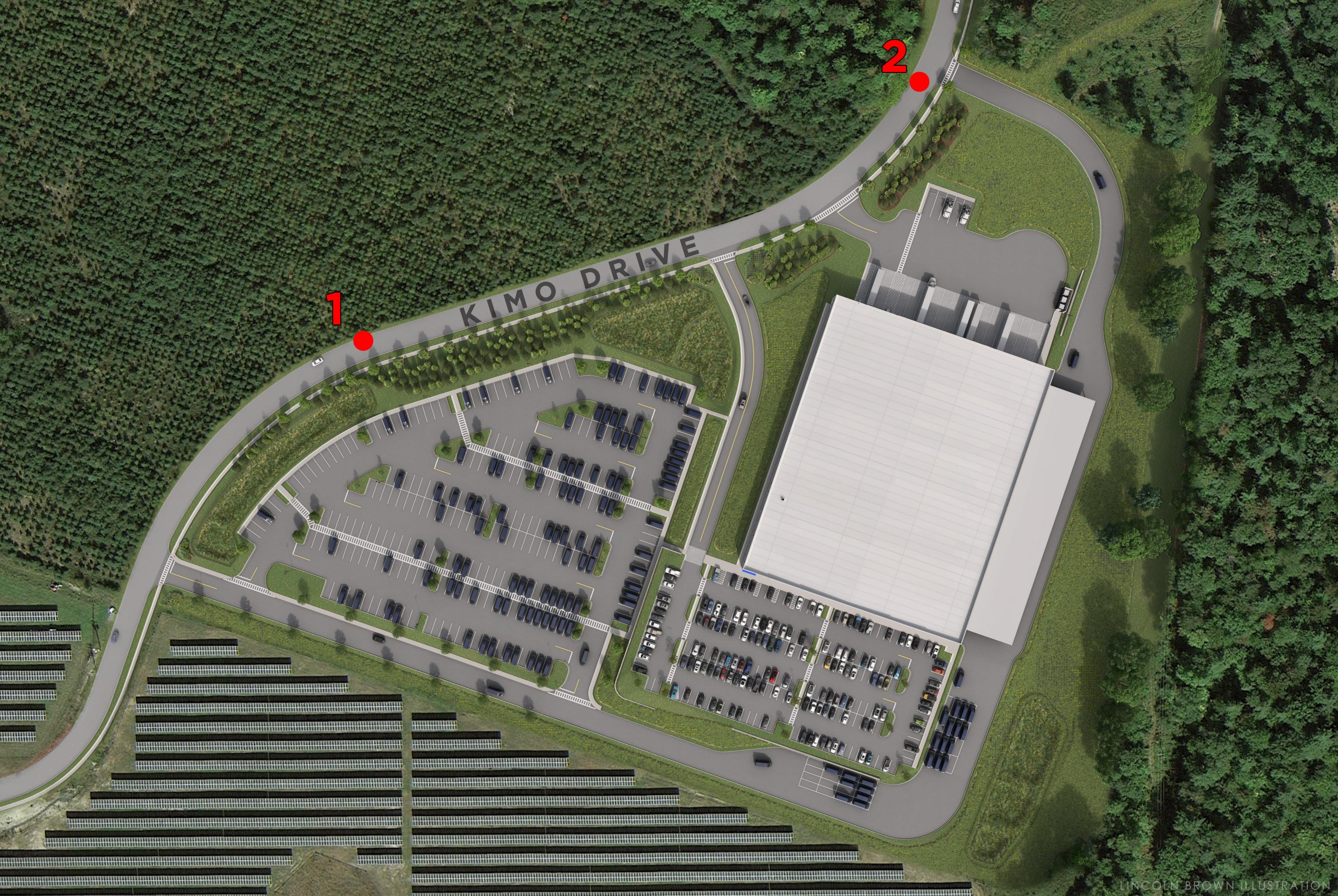


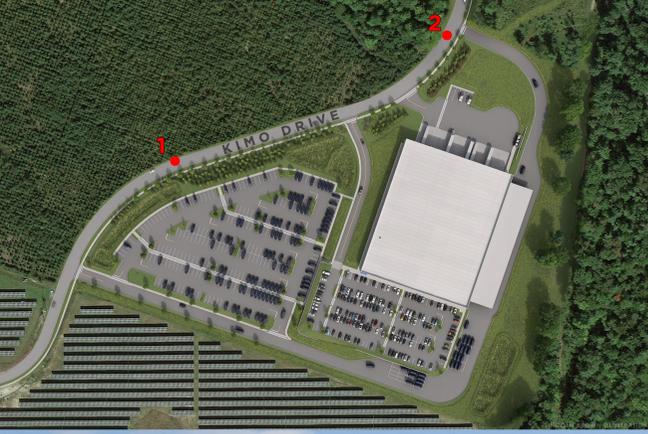
PROJECT MOOSE
 ESSEX, VERMONT



KIMO DRIVE

1

2





ZONING REQUIREMENTS

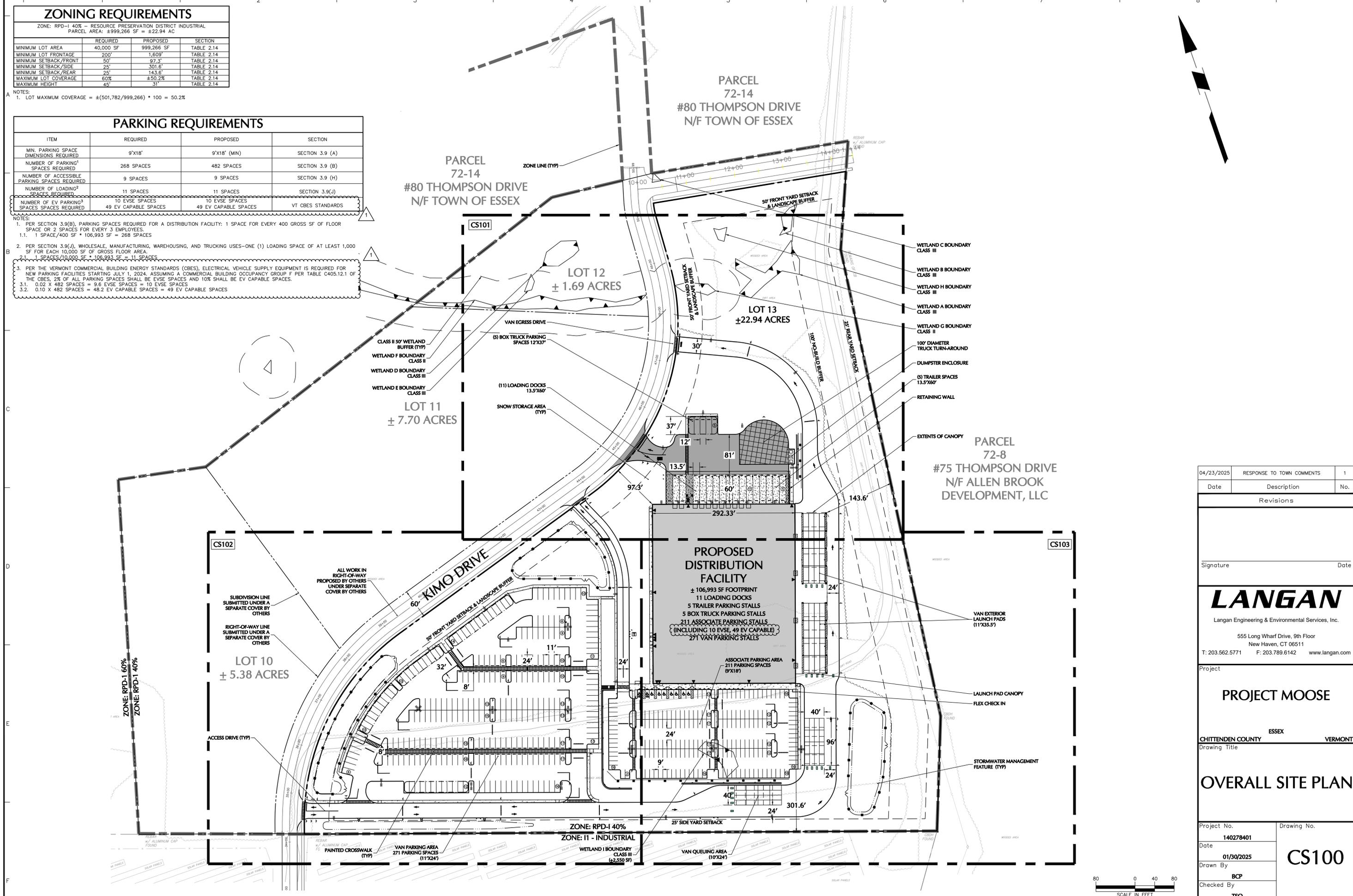
| REQUIRED | PROPOSED | SECTION | |
|-----------------------|-----------|------------|------------|
| MINIMUM LOT AREA | 40,000 SF | 999,266 SF | TABLE 2.14 |
| MINIMUM LOT FRONTAGE | 200' | 1,609' | TABLE 2.14 |
| MINIMUM SETBACK/FRONT | 50' | 97.3' | TABLE 2.14 |
| MINIMUM SETBACK/SIDE | 25' | 301.6' | TABLE 2.14 |
| MINIMUM SETBACK/REAR | 25' | 143.6' | TABLE 2.14 |
| MAXIMUM LOT COVERAGE | 60% | ±50.2% | TABLE 2.14 |
| MAXIMUM HEIGHT | 45' | 31' | TABLE 2.14 |

NOTES:
1. LOT MAXIMUM COVERAGE = $\pm(501,782/999,266) \cdot 100 = 50.2\%$

PARKING REQUIREMENTS

| ITEM | REQUIRED | PROPOSED | SECTION |
|--|----------------------|----------------------|-------------------|
| MIN. PARKING SPACE DIMENSIONS REQUIRED | 9'X18' | 9'X18' (MIN) | SECTION 3.9 (A) |
| NUMBER OF PARKING SPACES REQUIRED | 268 SPACES | 482 SPACES | SECTION 3.9 (B) |
| NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED | 9 SPACES | 9 SPACES | SECTION 3.9 (H) |
| NUMBER OF LOADING SPACES REQUIRED | 11 SPACES | 11 SPACES | SECTION 3.9 (J) |
| NUMBER OF EV PARKING SPACES REQUIRED | 10 EVSE SPACES | 10 EVSE SPACES | VT CBES STANDARDS |
| | 49 EV CAPABLE SPACES | 49 EV CAPABLE SPACES | |

NOTES:
1. PER SECTION 3.9(B), PARKING SPACES REQUIRED FOR A DISTRIBUTION FACILITY: 1 SPACE FOR EVERY 400 GROSS SF OF FLOOR SPACE OR 2 SPACES FOR EVERY 3 EMPLOYEES.
1.1. 1 SPACE/400 SF * 106,993 SF = 268 SPACES
2. PER SECTION 3.9(J), WHOLESALE, MANUFACTURING, WAREHOUSING, AND TRUCKING USES-ONE (1) LOADING SPACE OF AT LEAST 1,000 SF FOR EACH 10,000 SF OF GROSS FLOOR AREA.
2.1. 1 SPACE/10,000 SF * 106,993 SF = 11 SPACES
3. PER THE VERMONT COMMERCIAL BUILDING ENERGY STANDARDS (CBES), ELECTRICAL VEHICLE SUPPLY EQUIPMENT IS REQUIRED FOR NEW PARKING FACILITIES STARTING JULY 1, 2024. ASSUMING A COMMERCIAL BUILDING OCCUPANCY GROUP F PER TABLE C405.12.1 OF THE CBES, 2% OF ALL PARKING SPACES SHALL BE EVSE SPACES AND 10% SHALL BE EV CAPABLE SPACES.
3.1. 0.02 X 482 SPACES = 9.6 EVSE SPACES = 10 EVSE SPACES
3.2. 0.10 X 482 SPACES = 48.2 EV CAPABLE SPACES = 49 EV CAPABLE SPACES



| Date | Description | No. |
|------------|---------------------------|-----|
| 04/23/2025 | RESPONSE TO TOWN COMMENTS | 1 |

Revisions

| Signature | Date |
|-----------|------|
| | |

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Project: **PROJECT MOOSE**
ESSEX VERMONT
CHITTENDEN COUNTY
Drawing Title: **OVERALL SITE PLAN**

| Project No. | Drawing No. |
|------------------|-------------|
| 140278401 | CS100 |
| Date: 01/30/2025 | |
| Drawn By: BCP | |
| Checked By: TSO | |

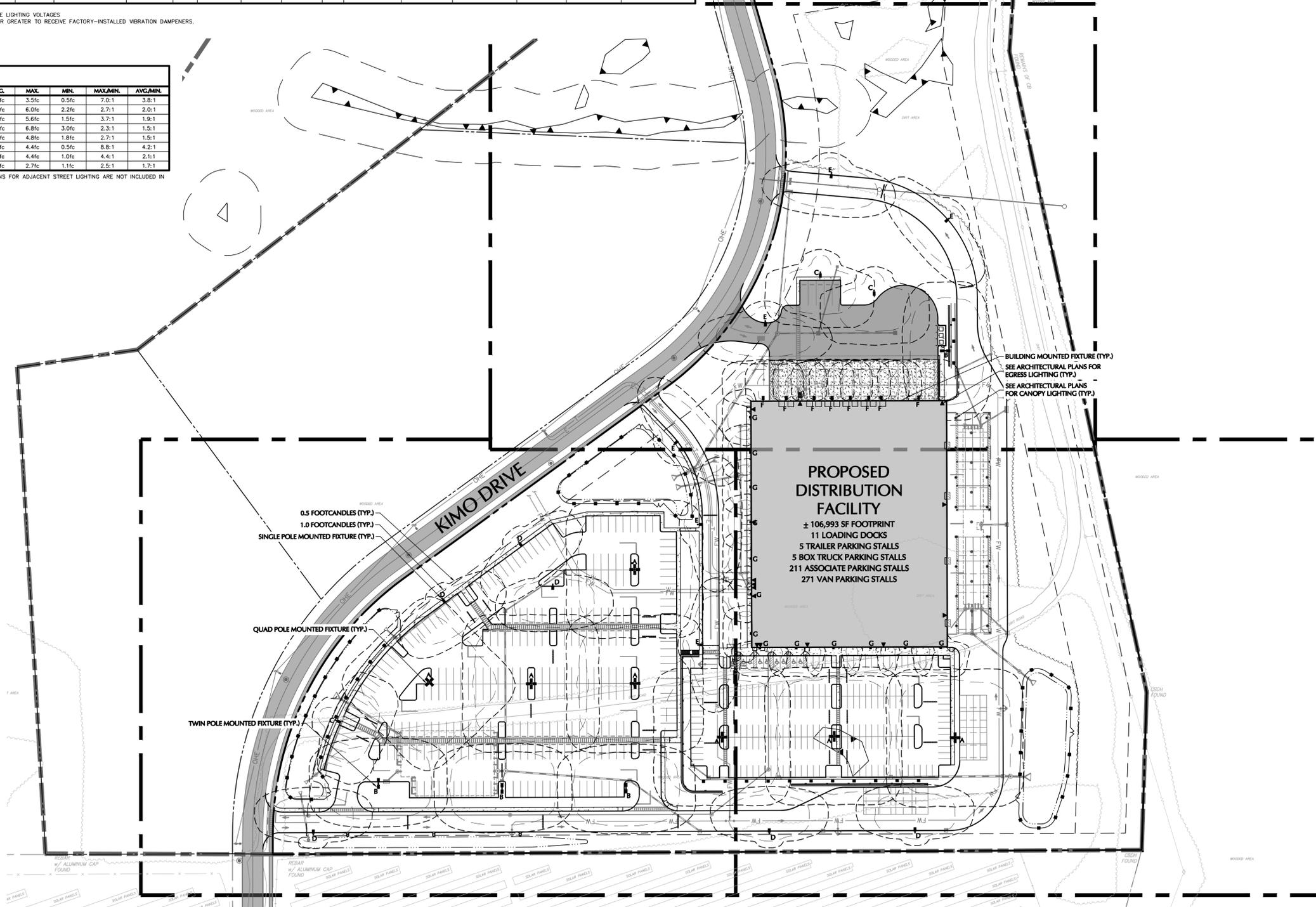
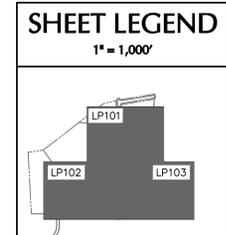


| SITE LIGHTING SCHEDULE | | | | | | | | | | | | | | | | | | |
|------------------------|-----|------|----------------------|---------------|---|-------------------------|----------|-------------------|-----------------|--------|------|-----------------------------------|-------------------|--|-------------|--------------------|---|---|
| SYMBOL | KEY | QTY. | FIXTURE MANUFACTURER | FIXTURE MODEL | FIXTURE DESCRIPTION | FIXTURE MOUNTING HEIGHT | LAMP | COLOR TEMPERATURE | OPTICS | LUMENS | LLF | FIXTURE CATALOGUE NO. | POLE MANUFACTURER | POLE DESCRIPTION | POLE LENGTH | POLE CATALOGUE NO. | REMARKS | |
| + | A | 7 | LITHONIA LIGHTING | DSX1 | QUAD POLE MOUNTED FIXTURE; COLOR: BLACK | 30'-0" | 215W LED | 3000K | TYPE V MEDIUM | 27,294 | 0.90 | DSX1-LED-P8-30K-70CR-TM-DBLXD | LITHONIA LIGHTING | ROUND TAPERED STEEL POLE; COLOR: BLACK | 27'-0" | RTS-27-6-6B-DBLXD | POLE TO BE MOUNTED TO 3'-0" CONCRETE BASE | |
| + | B | 4 | LITHONIA LIGHTING | DSX1 | TWIN POLE MOUNTED FIXTURE; COLOR: BLACK | 30'-0" | 215W LED | 3000K | TYPE II MEDIUM | 26,584 | 0.90 | DSX1-LED-P8-30K-70CR-T2M-DBLXD | LITHONIA LIGHTING | ROUND TAPERED STEEL POLE; COLOR: BLACK | 27'-0" | RTS-27-6-6B-DBLXD | POLE TO BE MOUNTED TO 3'-0" CONCRETE BASE | |
| + | C | 3 | LITHONIA LIGHTING | DSX1 | SINGLE POLE MOUNTED FIXTURE; COLOR: BLACK | 30'-0" | 215W LED | 3000K | TYPE IV MEDIUM | 27,294 | 0.90 | DSX1-LED-P8-30K-70CR-T4M-DBLXD | LITHONIA LIGHTING | ROUND TAPERED STEEL POLE; COLOR: BLACK | 27'-0" | RTS-27-6-6B-DBLXD | POLE TO BE MOUNTED TO 3'-0" CONCRETE BASE | |
| + | D | 6 | LITHONIA LIGHTING | DSX1 | SINGLE POLE MOUNTED FIXTURE; COLOR: BLACK | 30'-0" | 215W LED | 3000K | TYPE III MEDIUM | 26,893 | 0.90 | DSX1-LED-P8-30K-70CR-T3M-HS-DBLXD | LITHONIA LIGHTING | ROUND TAPERED STEEL POLE; COLOR: BLACK | 27'-0" | RTS-27-6-6B-DBLXD | POLE TO BE MOUNTED TO 3'-0" CONCRETE BASE | |
| + | E | 6 | LITHONIA LIGHTING | DSX1 | SINGLE POLE MOUNTED FIXTURE; COLOR: BLACK | 30'-0" | 215W LED | 3000K | TYPE II MEDIUM | 26,584 | 0.90 | DSX1-LED-P8-30K-70CR-T2M-DBLXD | LITHONIA LIGHTING | ROUND TAPERED STEEL POLE; COLOR: BLACK | 27'-0" | RTS-27-6-6B-DBLXD | POLE TO BE MOUNTED TO 3'-0" CONCRETE BASE | |
| + | F | 8 | LITHONIA LIGHTING | DSX1 | WALL-MOUNTED FIXTURE; COLOR: BLACK | 17'-0" ABOVE FFE | 124W LED | 3000K | TYPE IV MEDIUM | 15,612 | 0.90 | DSX1-LED-P4-30K-70CR-T4M-DBLXD | - | - | - | - | - | - |
| + | G | 13 | LITHONIA LIGHTING | WEDG3 | WALL-MOUNTED SCONCE; COLOR: BLACK | 17'-0" ABOVE FFE | 59W LED | 3000K | TYPE IV | 8,090 | 0.90 | WEDG3-LED-P2-70CR-R4-30K | - | - | - | - | - | - |
| • | H | - | - | - | CANOPY FIXTURE; COLOR: TBD | - | - | - | - | - | - | - | - | - | - | - | - | |

NOTES:
 1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.
 2. ALL POLES WITH 25' MOUNTING HEIGHT OR GREATER TO RECEIVE FACTORY-INSTALLED VIBRATION DAMPENERS.

| STATISTICS | | | | | |
|----------------------------|-------|-------|-------|----------|----------|
| DESCRIPTION | AVG. | MAX. | MIN. | MAX/MIN. | AVG/MIN. |
| DRIVE AISLES | 1.9fc | 3.5fc | 0.5fc | 7.0:1 | 3.8:1 |
| LOADING DOCK | 4.5fc | 6.0fc | 2.2fc | 2.7:1 | 2.0:1 |
| PARKING | 2.9fc | 5.6fc | 1.5fc | 3.7:1 | 1.9:1 |
| PEDESTRIAN WALK - BUILDING | 4.5fc | 6.8fc | 3.0fc | 2.3:1 | 1.5:1 |
| PEDESTRIAN WALK - PARKING | 2.7fc | 4.8fc | 1.8fc | 2.7:1 | 1.5:1 |
| QUEUING DRIVE AISLE | 2.1fc | 4.4fc | 0.5fc | 8.8:1 | 4.2:1 |
| TRUCK COURT | 2.1fc | 4.4fc | 1.0fc | 4.4:1 | 2.1:1 |
| TRUCK PARKING | 1.8fc | 2.7fc | 1.1fc | 2.5:1 | 1.7:1 |

NOTE: LIGHT PHOTOMETRY AND CALCULATIONS FOR ADJACENT STREET LIGHTING ARE NOT INCLUDED IN THE ABOVE STATISTICS.



| 04/23/2025 | RESPONSE TO TOWN COMMENTS | 1 |
|------------|---------------------------|-----|
| Date | Description | No. |

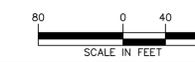
Revisions

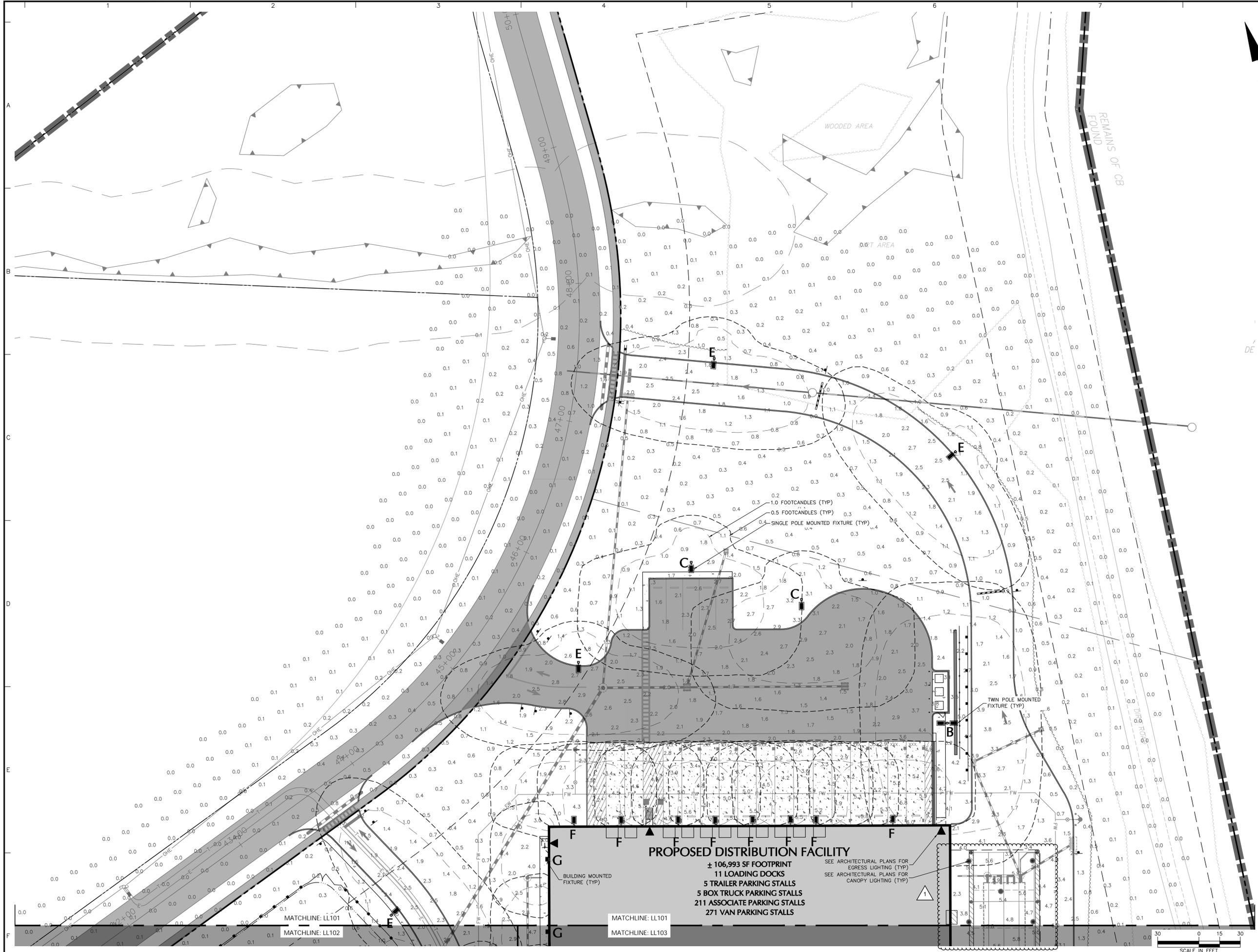
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Project
PROJECT MOOSE
 ESSEX
 CHITTENDEN COUNTY VERMONT

Drawing Title
OVERALL SITE LIGHTING PLAN

| | |
|---------------------------------|-----------------------------|
| Project No. 140278401 | Drawing No. LL100 |
| Date 01/30/2025 | |
| Drawn By AC | |
| Checked By JA | |





SHEET LEGEND
1" = 1,000'

| Date | Description | No. |
|------------|---------------------------|-----|
| 04/23/2025 | RESPONSE TO TOWN COMMENTS | 1 |

Revisions

| Signature | Date |
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Project
PROJECT MOOSE
ESSEX
CHITTENDEN COUNTY VERMONT

Drawing Title
SITE LIGHTING PLAN I

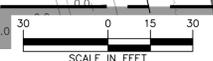
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|---------------------------------|-----------------------------|
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| Date 01/30/2025 | |
| Drawn By AC | |
| Checked By JA | |

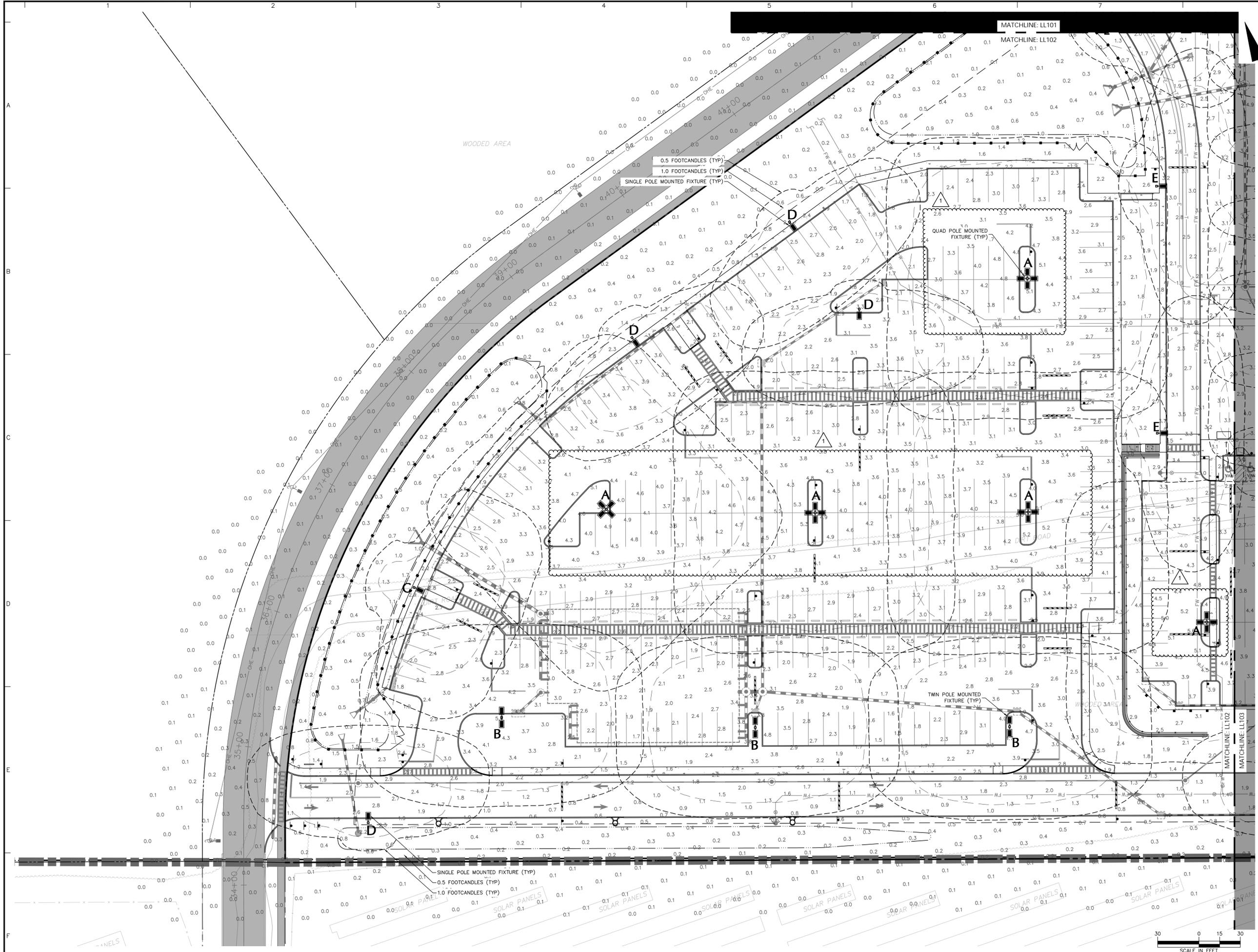
PROPOSED DISTRIBUTION FACILITY
± 106,993 SF FOOTPRINT
11 LOADING DOCKS
5 TRAILER PARKING STALLS
5 BOX TRUCK PARKING STALLS
211 ASSOCIATE PARKING STALLS
271 VAN PARKING STALLS

SEE ARCHITECTURAL PLANS FOR EGRESS LIGHTING (TYP)
SEE ARCHITECTURAL PLANS FOR CANOPY LIGHTING (TYP)

MATCHLINE: LL101
MATCHLINE: LL102

MATCHLINE: LL101
MATCHLINE: LL103





SHEET LEGEND
1" = 1,000'

| Date | Description | No. |
|------------|---------------------------|-----|
| 04/23/2025 | RESPONSE TO TOWN COMMENTS | 1 |

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Signature _____ Date _____

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Project
PROJECT MOOSE
ESSEX VERMONT
CHITTENDEN COUNTY
Drawing Title

SITE LIGHTING PLAN II

| | |
|---------------------------------|-----------------------------|
| Project No. 140278401 | Drawing No. LL102 |
| Date 01/30/2025 | |
| Drawn By AC | |
| Checked By JA | |



Project No. 140278401

PROPOSED DISTRIBUTION FACILITY

± 106,993 SF FOOTPRINT
 11 LOADING DOCKS
 5 TRAILER PARKING STALLS
 5 BOX TRUCK PARKING STALLS
 211 ASSOCIATE PARKING STALLS
 271 VAN PARKING STALLS

SEE ARCHITECTURAL PLANS FOR
 EGRESS LIGHTING (TYP)
 SEE ARCHITECTURAL PLANS FOR
 CANOPY LIGHTING (TYP)
 BUILDING MOUNTED FIXTURE (TYP)

QUAD POLE MOUNTED
 FIXTURE (TYP)

72-8
 N/F
 ALLEN BROOK
 DEVELOPMENT INC
 949/245

SHEET LEGEND
 1" = 1,000'

| Date | Description | No. |
|------------|---------------------------|-----|
| 04/23/2025 | RESPONSE TO TOWN COMMENTS | 1 |

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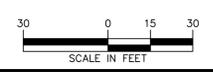
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Project
PROJECT MOOSE
 ESSEX
 CHITTENDEN COUNTY VERMONT

Drawing Title
SITE LIGHTING PLAN III

| | |
|---------------------------------|-----------------------------|
| Project No. 140278401 | Drawing No. LL103 |
| Date 01/30/2025 | |
| Drawn By AC | |
| Checked By JA | |



PLANT SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
|-----------------------------|------|---|-------------------------------|---------------|-----------|-------------------|
| SHADE TREE(S) | | | | | | |
| AS | 21 | ACER SACCHARUM | SUGAR MAPLE | 2 1/2-3" CAL. | B+B | - |
| GTK | 17 | GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' | SKYLINE THORNLESS HONEYLOCUST | 2 1/2-3" CAL. | B+B | - |
| LST | 13 | LIQUIDAMBAR STYRACIFLUA | AMERICAN SWEETGUM | 2 1/2-3" CAL. | B+B | - |
| PLO | 14 | PLATANUS OCCIDENTALIS | AMERICAN SYCAMORE | 2 1/2-3" CAL. | B+B | - |
| OP | 10 | QUERCUS PALUSTRIS | PIN OAK | 2 1/2-3" CAL. | B+B | - |
| ORNAMENTAL TREE(S) | | | | | | |
| BND | 15 | BETULA NIGRA 'DURA HEAT' | DURA HEAT RIVER BIRCH | 10-12' | B+B | MULTI-STEM |
| EVERGREEN TREE(S) | | | | | | |
| JV | 72 | JUNIPERUS VIRGINIANA | EASTERN RED CEDAR | 8-10' | B+B | - |
| PGL | 48 | PICEA GLAUCA | WHITE SPRUCE | 8-10' | B+B | - |
| PS | 31 | PINUS STROBUS | EASTERN WHITE PINE | 8-10' | B+B | - |
| EVERGREEN SHRUB(S) | | | | | | |
| IGC | 60 | ILEX GLABRA COMPACTA | DWARF INKBERRY HOLLY | 24-30" | CONTAINER | - |
| DECIDUOUS SHRUB(S) | | | | | | |
| CA | 55 | CLETHRA ALNIFOLIA | SUMMERSWEET CLETHRA | 24-30" | CONTAINER | - |
| ORNAMENTAL GRASS(ES) | | | | | | |
| DCS | 90 | DESCHAMPSIA CESPITOSA 'SCOTTLAND' | SCOTTISH TUFTED HAIR GRASS | 2 GAL. | CONTAINER | spaced @ 24" o.c. |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

SOIL QUALITY NOTES

1. ORGANIC MATTER CONTENT OF TOPSOIL IS TO BE AT LEAST 4%.
2. COMPOST A/O OTHER AMENDMENT MATERIALS ARE TO HAVE A C:N RATIO BELOW 25:1.
3. COMPOST SHALL MEET ALL VERMONT SOLID WASTE MANAGEMENT RULES.
4. IF EXCEPTIONAL QUALITY(EQ) BIOSOLIDS ARE USED AS A SOIL AMENDMENT THEY ARE TO COMPOSE NO MORE THAN 35% OF THE TOTAL VOLUME OF SOIL, AND WILL BE WELL MIXED PRIOR TO OR DURING APPLICATION.
5. SOIL DEPTH AND QUALITY SHALL BE ESTABLISHED TOWARDS THE END OF CONSTRUCTION AND ONCE ESTABLISHED, BE PROTECTED FROM COMPACTION.

TOWN OF ESSEX REGULATIONS COMPLIANCE CHART

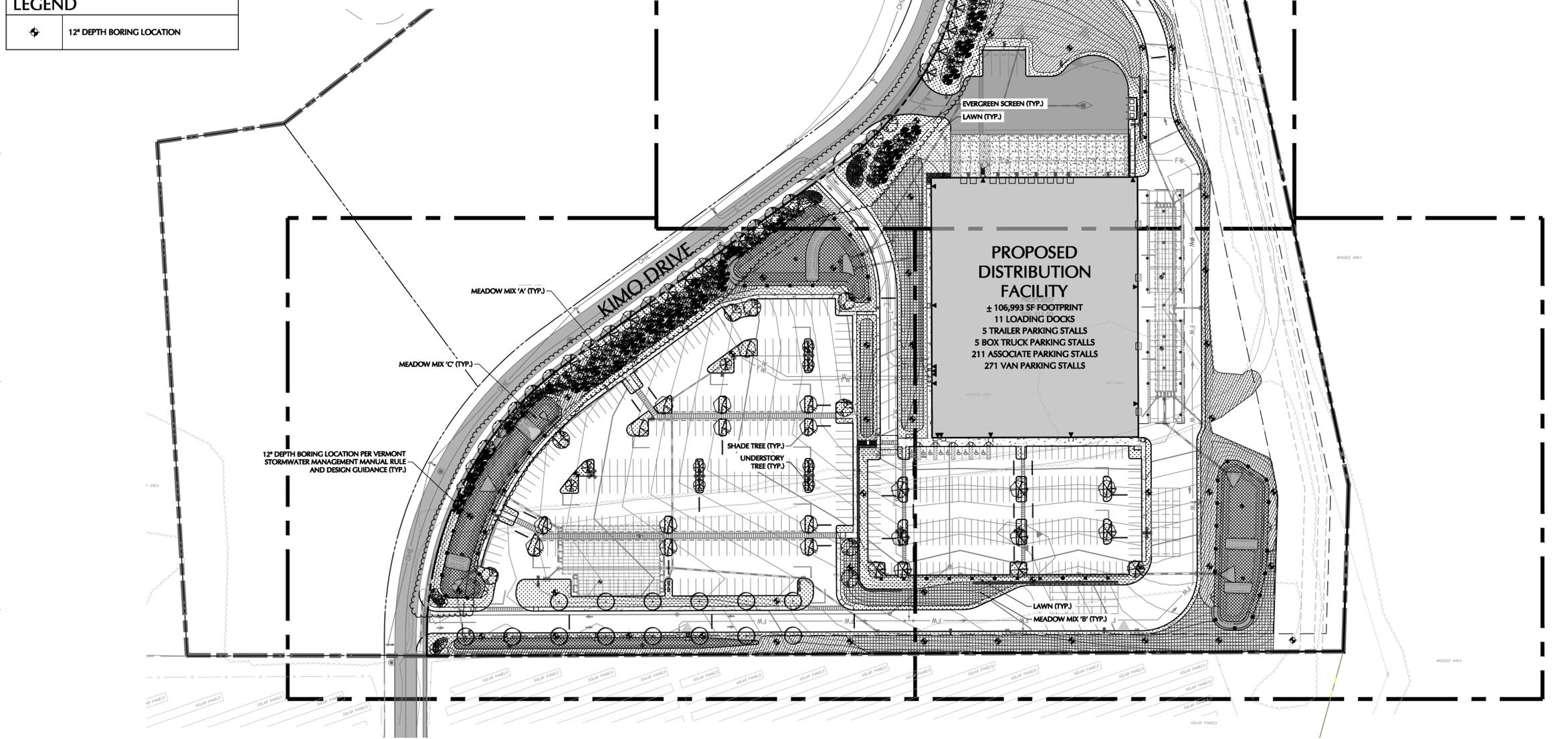
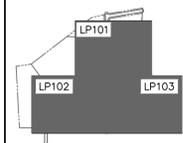
| REGULATION SECTION | REQUIRED / PERMITTED | PROVIDED / PROPOSED | COMPLIANCE |
|---------------------------|--|---|------------|
| 5.6(A) | ONE STREET TREE SHALL BE PROVIDED FOR EACH FIFTY FEET (50') OF FRONTAGE ALONG A PUBLIC OR PRIVATE ROAD, PROVIDED THAT NO FEWER THAN TWO (2) STREET TREES SHALL BE PROVIDED FOR EACH LOT | ONE STREET TREE IS PROVIDED EVERY 50 FEET ALONG THE ROADWAY. 1,610 LF FRONTAGE 1,610 / 50 = 32.2 = 33 TREES 33 TREES REQUIRED 34 TREES PROVIDED | COMPLIES |
| 5.6(A)3 | AT TIME OF PLANTING, ALL STREET TREES SHALL HAVE A MINIMUM TWO-INCH (2") CALIPER. | ALL TREES PROPOSED ON SITE ARE MINIMUM 2" CALIPER. | COMPLIES |
| 5.6(B)1 | WHERE PARKING LOT ISLANDS ARE PROVIDED...(THEY) SHALL CONTAIN NO LESS THAN ONE (1) SHADE TREE AND MAY CONTAIN SHRUBS. ALL AREAS NOT COVERED BY TREES OR SHRUBS SHALL BE GRASSED. SHRUBS AND TREES SHALL BE SIZED TO CREATE AND MAINTAIN A CLEAR VISUAL AREA BETWEEN THE HEIGHTS OF THIRTY-SIX INCHES (36") AND SIXTY INCHES (60") ABOVE THE SURFACE OF THE PARKING LOT. | PARKING LOT ISLANDS CONTAIN TREES AND GRASS PLANTING WHERE PRACTICABLE. PROPOSED TREE CANOPIES TO HAVE BRANCHES BELOW 60" HEIGHT LIMBED PER DETAIL 2/LP501 TO MAINTAIN CLEAR VISUAL AREA THROUGHOUT PARKING LOT. | COMPLIES |
| VERMONT STORMWATER MANUAL | PER VERMONT STORMWATER MANAGEMENT MANUAL RULE AND DESIGN GUIDANCE, CONTRACTOR TO PROVIDE 9 TEST HOLES PER ACRE OF PLANTED AREA TO CONFIRM A MINIMUM OF 12" DEPTH UNCOMPACTED PLANTING SOIL LAYER IS PROVIDED PER DETAIL 1/L2-50. ACTIVITIES SHOULD BE PERFORMED POST-SOIL INSTALLATION. PROVIDE REPORT WITH PHOTOGRAPHS OF EACH TEST HOLE TO PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING AND SEEDING INSTALLATION. | 256,725 SQ.FT. = 5.89 ACRES 5.89 * 9 = 53.04 = 53 BORINGS REQUIRED 56 BORINGS PROPOSED BORINGS ARE TO BE EXCAVATED USING ONLY A SHOVEL DRIVEN SOLELY BY THE INSPECTORS WEIGHT. | COMPLIES |

LEGEND

| | |
|--|---------------------------|
| | 12" DEPTH BORING LOCATION |
|--|---------------------------|

SHEET LEGEND

1" = 1,000'



| Date | Description | No. |
|------------|-------------------------------|-----|
| 04/23/2025 | RESPONSE TO TOWN COMMENTS | 2 |
| 03/07/25 | OPERATIONAL STORMWATER PERMIT | 1 |

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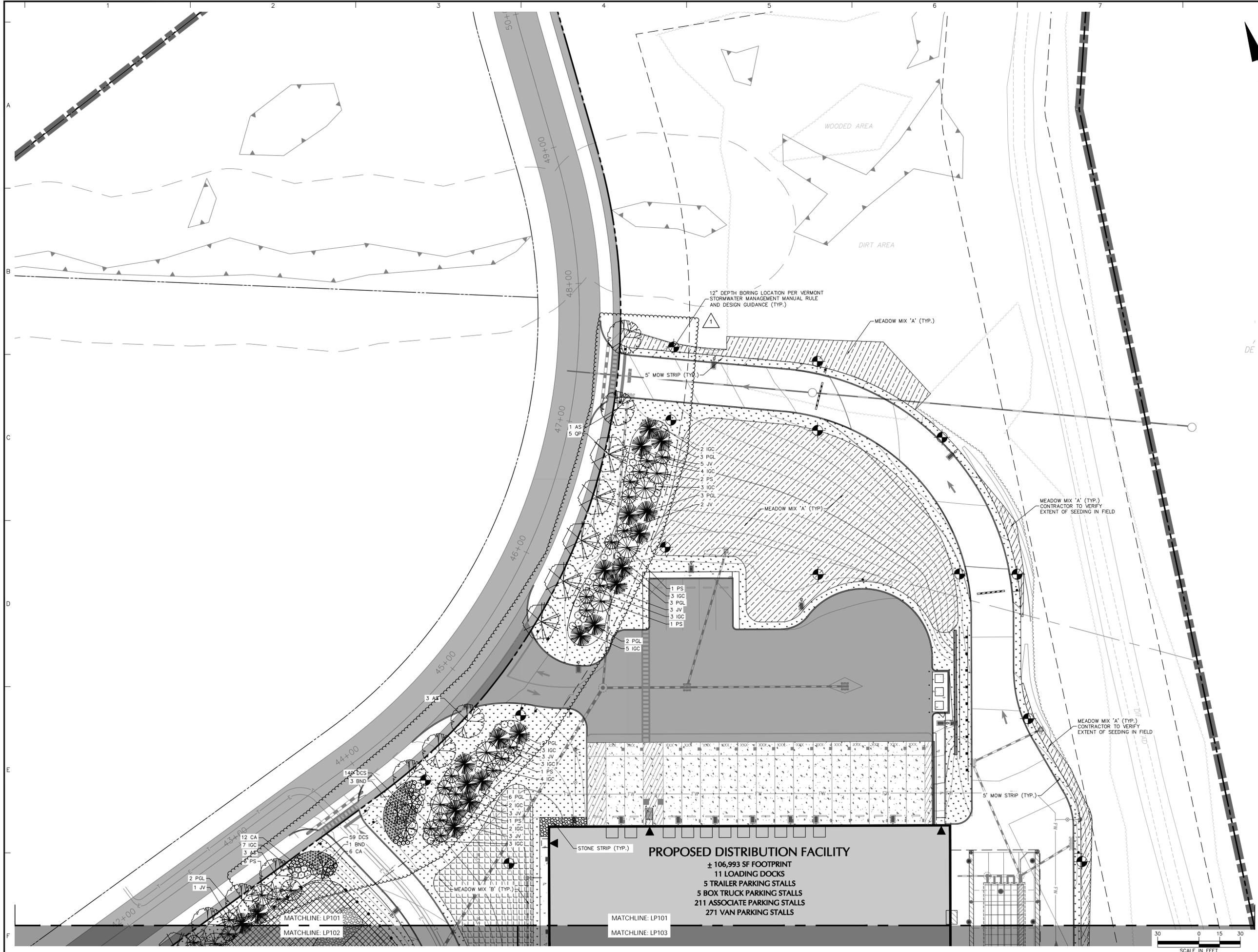
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Project
PROJECT MOOSE
ESSEX
CHITTENDEN COUNTY VERMONT
Drawing Title

OVERALL PLANTING PLAN

| | |
|---------------------------------|-----------------------------|
| Project No. 140278401 | Drawing No. LP100 |
| Date 01/30/2025 | |
| Drawn By AC | |
| Checked By JA | |





SHEET LEGEND
1" = 1,000'

| Date | Description | No. |
|------------|---------------------------|-----|
| 04/23/2025 | RESPONSE TO TOWN COMMENTS | 1 |

Revisions

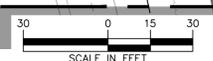
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Project
PROJECT MOOSE
ESSEX
CHITTENDEN COUNTY VERMONT

Drawing Title
PLANTING PLAN I

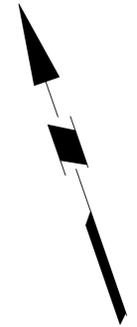
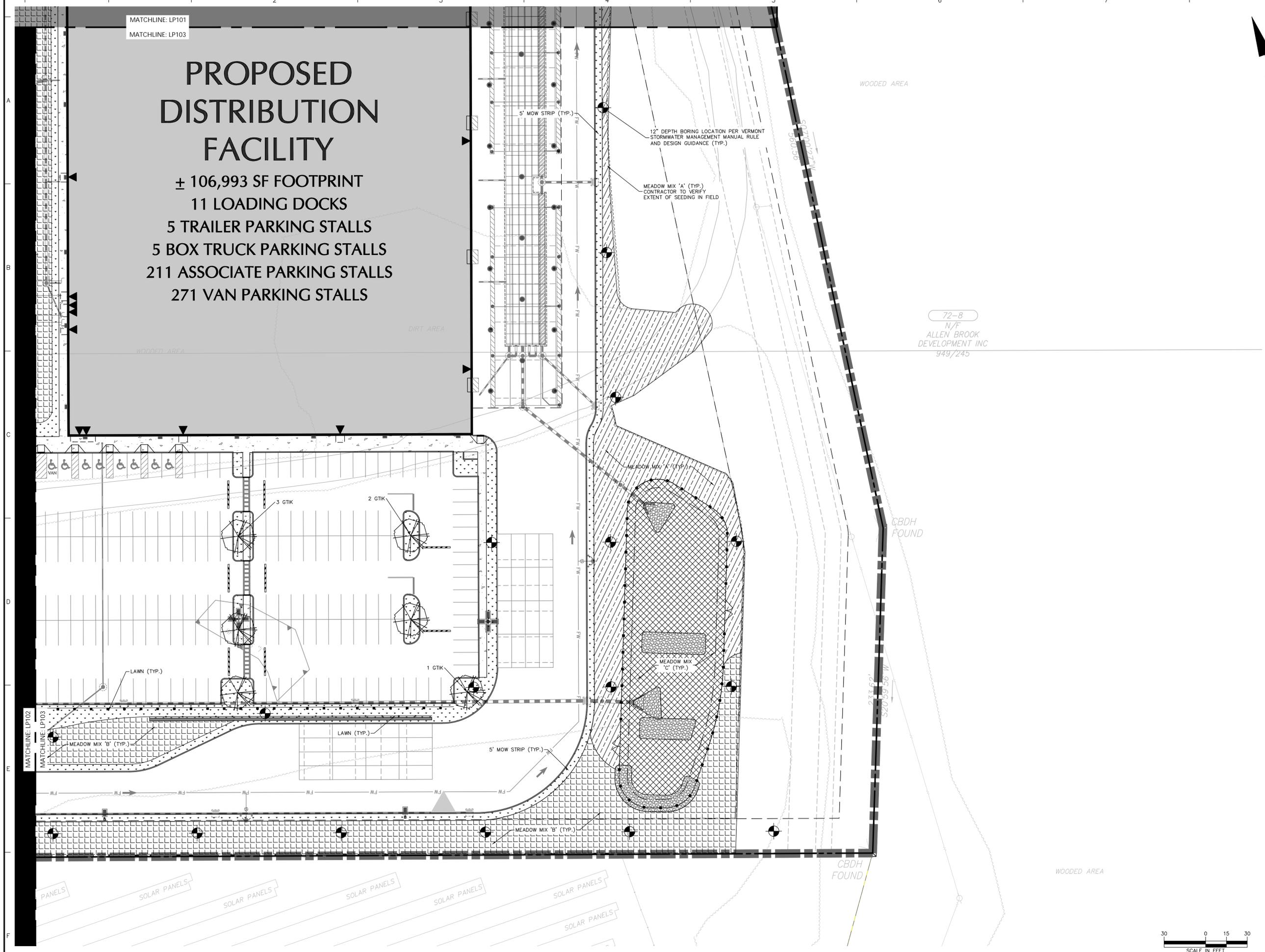
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|---------------------------------|-----------------------------|
| Project No. 140278401 | Drawing No. LP101 |
| Date 01/30/2025 | |
| Drawn By AC | |
| Checked By JA | |



Project No. 140278401

PROPOSED DISTRIBUTION FACILITY

± 106,993 SF FOOTPRINT
 11 LOADING DOCKS
 5 TRAILER PARKING STALLS
 5 BOX TRUCK PARKING STALLS
 211 ASSOCIATE PARKING STALLS
 271 VAN PARKING STALLS



SHEET LEGEND
 1" = 1,000'

| Date | Description | No. |
|------------|---------------------------|-----|
| 04/23/2025 | RESPONSE TO TOWN COMMENTS | 1 |

Revisions

Signature _____ Date _____

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Project
PROJECT MOOSE
 ESSEX
 CHITTENDEN COUNTY VERMONT

Drawing Title
PLANTING PLAN III

| | |
|---------------------------------|-----------------------------|
| Project No. 140278401 | Drawing No. LP103 |
| Date 01/30/2025 | |
| Drawn By AC | |
| Checked By JA | |

