

LOCATION PLAN

Legend

- PROJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- PROPERTY LINE TO BE DISSOLVED
- SETBACK
- SIDELINE OF EASEMENT
- CONTOUR LINE (U.S.G.S. DATUM)
- EDGE OF WOODED AREA
- CLASS III WETLAND
- EXISTING SEWERLINE
- EXISTING WATERLINE
- EXISTING STORMWATER LINE
- EXISTING GAS LINE
- EXISTING POWER
- EXISTING LIGHT POLES
- EXISTING PLANTINGS

TOWN OF ESSEX
N/F

JOHN LANG REVOCABLE TRUST
N/F
(COMMERCIAL - GOLF)

CHURCH OF LATTER DAY SAINTS
N/F

PARCEL D-1
ESSEX INN PARTNERSHIP, LTD.
(15.4 ACRES)

JOHN LANG REVOCABLE TRUST
PARCEL D-2
(OPEN)

THE RESIDENCES

GOVERNORS MANSION

THE ESSEX RESORT

MANOR ON THE GREEN

HEALTH SPA

PARCEL D-2.1
ESSEX INN PARTNERSHIP, LTD.
(2.25 ACRES)

TOWN OF ESSEX
(OPEN)
OPEN SPACE / RECREATION ZONE

PARKING

EXISTING SPACES (INCLUDES HANDICAP) = 344 SPACES (17 HANDICAP)

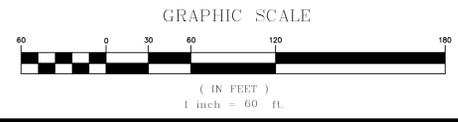
COVERAGE TABLE

	LOT D-1 EXISTING	LOT D-2 EXISTING	LOT D-2.1 EXISTING
AREA OF PARCEL =	746,300 SF	101,905 SF	97,993 SF
AREA OF PARKING / DRIVEWAYS =	168,660 SF	NONE	NONE
AREA OF PATHS / POOL AREA =	32,723 SF	NONE	28,800 SF
AREA OF BUILDINGS =	80,645 SF	NONE	14,000 SF
AREA OF GRAVEL =	0 SF	NONE	NONE
TOTAL COVERAGE FOR LOT D1 =	38.5% (287,028/746,300)	0% (0/101,905)	44% (42,800/97,993)

'THE WOODLANDS SUBDIVISION'

OWNER AND APPLICANT
ESSEX INN PARTNERSHIP, LTD.
PO BOX 8567
ESSEX, VT 05451

ZONING INFORMATION
MIXED USE DEVELOPMENT -
PLANNED UNIT DEVELOPMENT DISTRICT
(MXD-PUD)
* Dimensional Requirements are at the discretion
of the Town of Essex Planning Commission



DATE	REVISION	BY
SURVEY	RECORD DRAWING	DATE 11-19-25
OBCA	PRELIMINARY	JOB# 98066
DESIGN	FINAL	FILE 98066-S3
SEC	SKETCH/CONCEPT	PLAN SHEET # 1
DRAWN		
SEC		
CHECKED		
BWC		
SCALE		
1"=60'		

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX, VT
PHONE: 878-9599
FAX: 878-9589
E-MAIL: obca@olearyburke.com

THE ESSEX RESORT & SPA
ESSEX WAY

EXISTING CONDITIONS



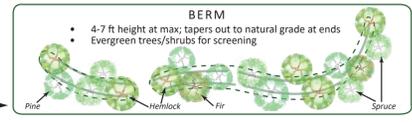
Legend

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- EXISTING POWER
- EXISTING LIGHT POLES
- EXISTING PLANTINGS

Proposed Tree List

(Note: Tree list is preliminary and provided to show general species and arrangement. Exact tree species, sizing and locations will most likely vary due to availability and final design preferences.)

Common Name	Latin Name	Qty	Size	10-yr
Norway Spruce	Picea abies	1	6-8'	18-25'
White Spruce	Picea glauca	2	6-8'	15-25'
Blue Spruce	Picea pungens	1	6-8'	18-25'
Black Pine	Pinus thunbergii	3	6-7'	15-20'
Austrian Pine	Pinus nigra	2	6-8'	18-20'
Japanese Dwarf Pine	Pinus parviflora 'glauca'	1	5-6'	10-12'
Canadian Hemlock	Tsuga canadensis	5	6-8'	18-25'
Alaskan Cypress	Chamaecyparis nootkatensis	2	6-8'	15-25'
Twisted Larch	Larix decidua	1	6'	12-18'
Degroot Arborvitae	Thuja occidentalis 'degroot'	5	6-8'	10-14'
White Fir	Abies concolor	1	6-8'	18-25'
Katsura	Cercidiphyllum japonicum	2	6-8'	20-25'
Ginkgo	Ginkgo biloba	1	6-8'	15-20'
Purple Beech	Fagus sylvatica 'purpurea'	1	6-8'	15-20'
Columnar Beech	Fagus sylvatica	2	6-8'	15-25'
Redbud	Cercis canadensis	1	6'	12-18'
Dogwood	Cornus kousa	1	6-7'	12-18'
English Oak	Quercus robur	0-1	6-8'	20-25'
Japanese Maple	Acer palmatum	3	4-6'	4-7'
Lilac	Syringa reticulata	2	7-8'	12-15'
Linden	Tilia x europaea	0-1	7-8'	18-25'
Adirondack Crabapple	Malus 'Adirondack'	3	6-7'	12-18'
Lousia Crabapple	Malus 'Louisa'	1	6-7'	10-15'
Heritage River Birch	Betula nigra 'Heritage'	2-3	7-8'	18-20'
Peach	Prunus persica	2	5-6'	10-14'
Cherry	Prunus avium	2	5-6'	12-15'
Pear	Pyrus rosaceae	2	5-6'	12-15'



TOWN OF ESSEX
N/F

JOHN LANG REVOCABLE TRUST
N/F
(COMMERCIAL - GOLF)

CHURCH OF LATTER DAY SAINTS
N/F

PARCEL D-1
ESSEX INN PARTNERSHIP, LTD.
(15.4 ACRES)

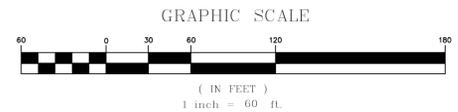
JOHN LANG REVOCABLE TRUST
PARCEL D-2
(OPEN)

'THE WOODLANDS SUBDIVISION'

OWNER AND APPLICANT
ESSEX INN PARTNERSHIP, LTD.
PO BOX 8567
ESSEX, VT 05451

ZONING INFORMATION

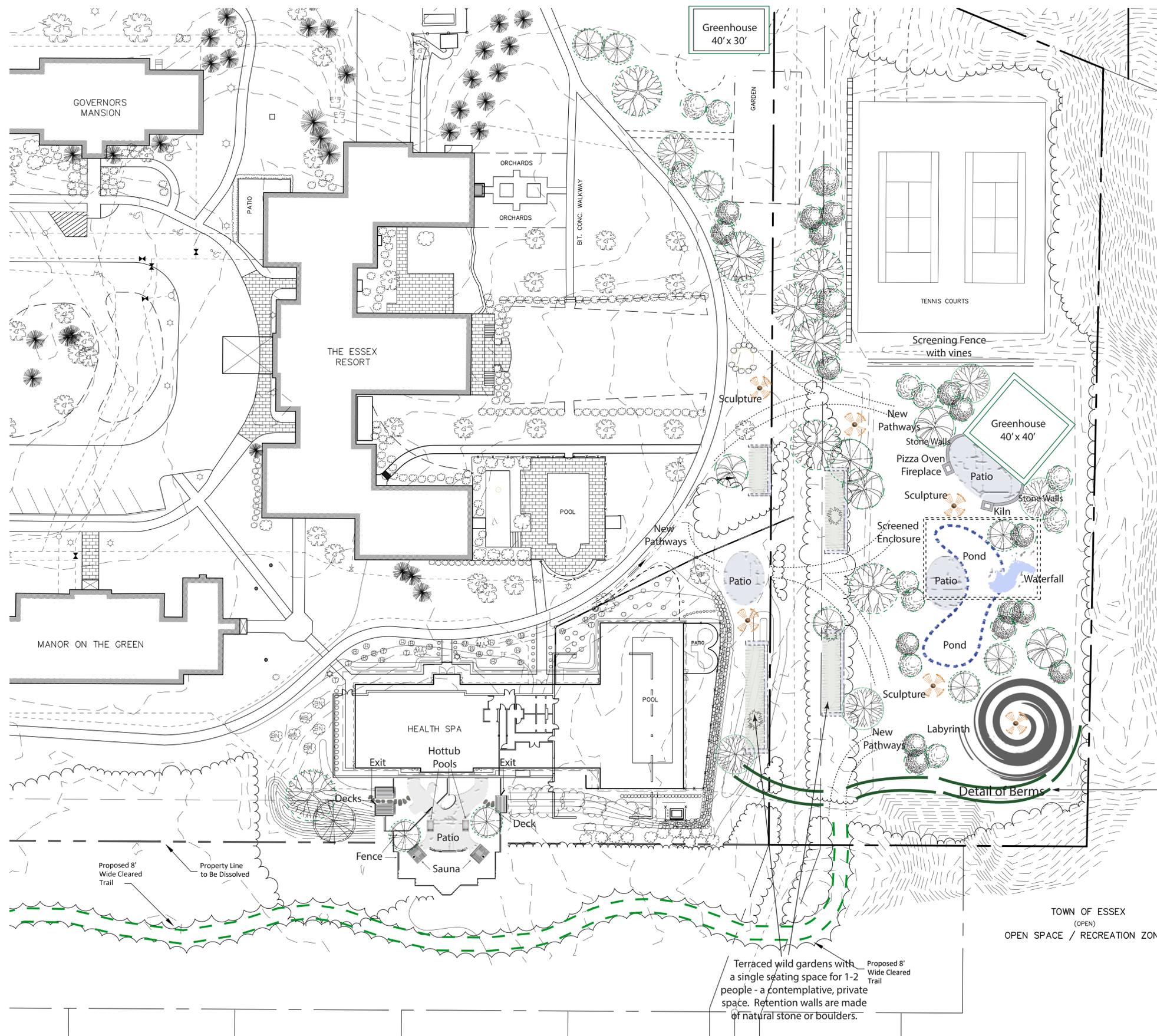
MIXED USE DEVELOPMENT -
PLANNED UNIT DEVELOPMENT DISTRICT
(MXD-PUD)
* Dimensional Requirements are at the discretion
of the Town of Essex Planning Commission



DATE	REVISION	BY
SURVEY	RECORD DRAWING	DATE
DESIGN	PRELIMINARY	11-19-25
SEC	SKETCH/CONCEPT	0806
DRAWN		FILE
SEC		98066-S3
CHECKED		PLAN SHEET #
BWC		2
SCALE		
1"=60'		

THE ESSEX RESORT & SPA
ESSEX WAY

**OVERALL ZEN GARDEN
LANDSCAPING PLAN**



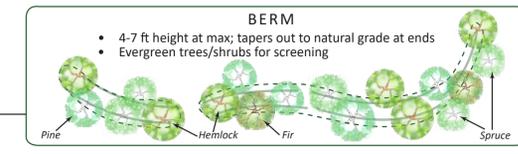
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Proposed Tree List

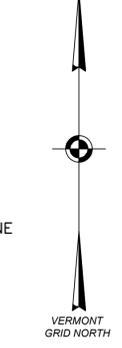
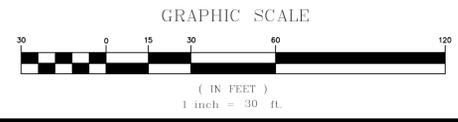
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Pear	Pyrus rosaceae	2	5-6'	12-15'



OWNER AND APPLICANT
 ESSEX INN PARTNERSHIP, LTD.
 PO BOX 8567
 ESSEX, VT 05451

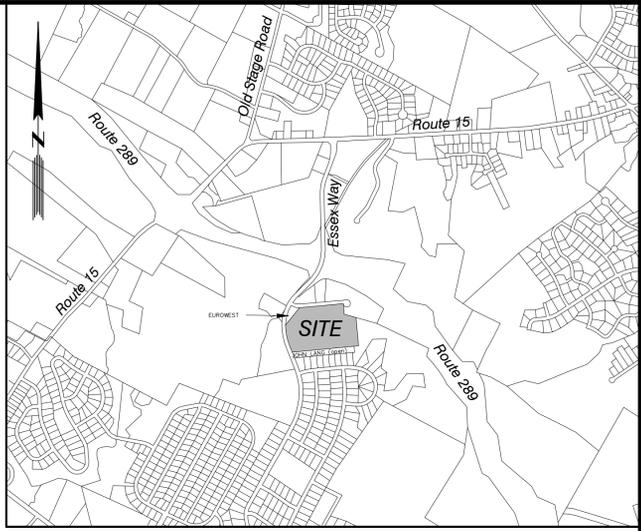
ZONING INFORMATION
 MIXED USE DEVELOPMENT -
 PLANNED UNIT DEVELOPMENT DISTRICT
 (MXD-PUD)
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DATE	REVISION	BY
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE
DESIGN	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	11-19-25
DRAWN		JOB#
SEC		98066
CHECKED		FILE
BWC		98066-S3
SCALE		PLAN SHEET #
1"=30'		3

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
 13 CORPORATE DRIVE
 ESSEX, VT
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 FAX: 878-9589
 E-MAIL: obca@olearyburke.com

THE ESSEX RESORT & SPA
 ESSEX WAY
30-SCALE LANDSCAPING PLAN



LOCATION PLAN
NTS

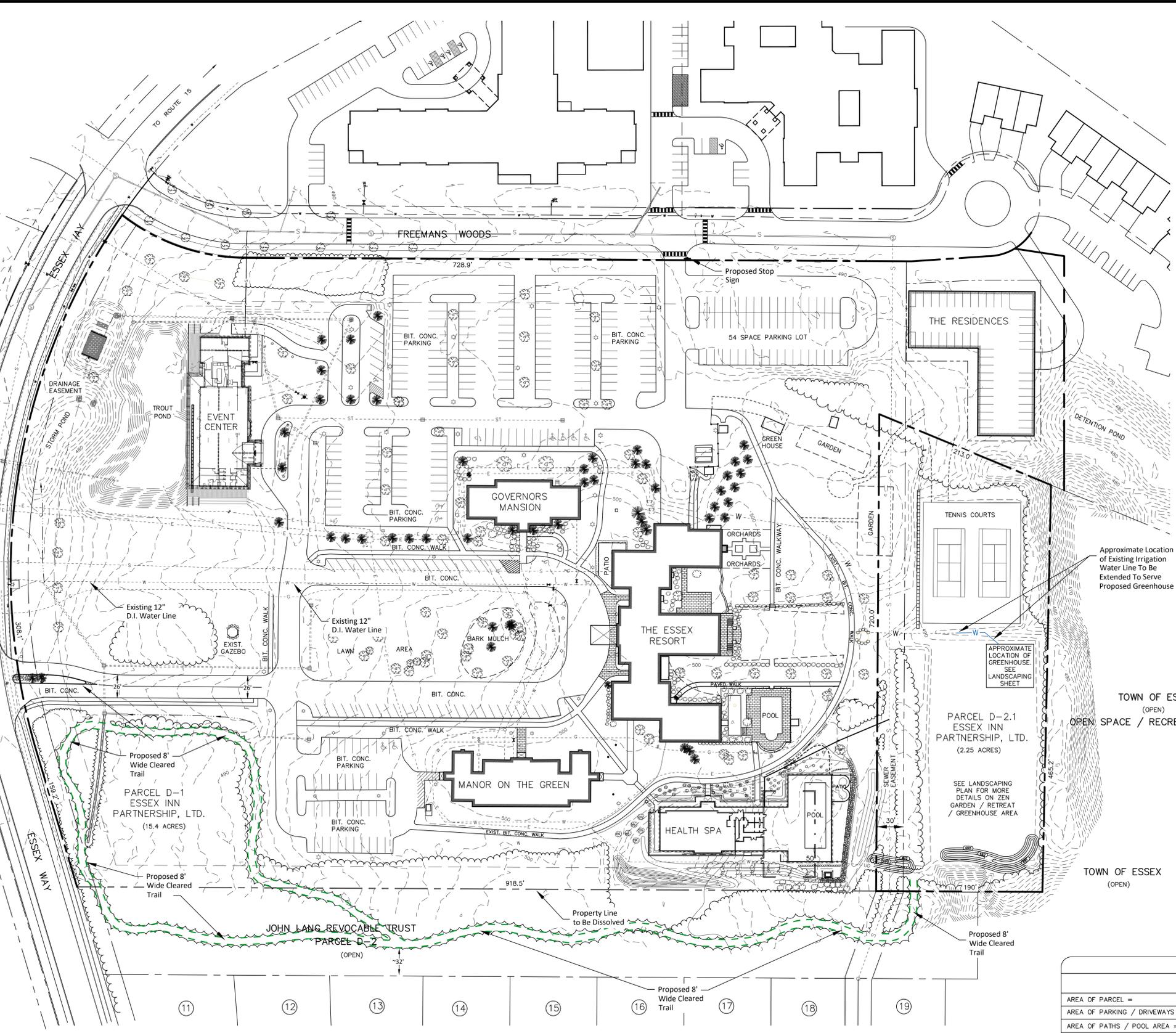
Legend

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- EXISTING PLANTINGS

TOWN OF ESSEX
N/F

JOHN LANG REVOCABLE TRUST
N/F
(COMMERCIAL - GOLF)

CHURCH OF LATTER DAY SAINTS
N/F



Approximate Location of Existing Irrigation Water Line To Be Extended To Serve Proposed Greenhouse

APPROXIMATE LOCATION OF GREENHOUSE. SEE LANDSCAPING SHEET

PARCEL D-2.1 ESSEX INN PARTNERSHIP, LTD. (2.25 ACRES)

SEE LANDSCAPING PLAN FOR MORE DETAILS ON ZEN GARDEN / RETREAT / GREENHOUSE AREA

TOWN OF ESSEX (OPEN)
OPEN SPACE / RECREATION ZONE

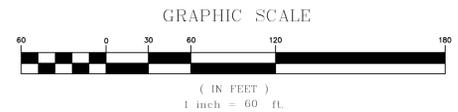
TOWN OF ESSEX (OPEN)

PARKING
EXISTING SPACES (INCLUDES HANDICAP) = 344 SPACES (17 HANDICAP)

COVERAGE TABLE					
	LOT D-1 EXISTING	LOT D-2 EXISTING	LOT D-1 PROPOSED (LOT D-2 MERGED)	LOT D-2 EXISTING	LOT D-2.1 PROPOSED
AREA OF PARCEL =	746,300 SF	101,905 SF	848,205 SF	97,993 SF	97,993 SF
AREA OF PARKING / DRIVEWAYS =	168,660 SF	NONE	168,660 SF	NONE	NONE
AREA OF PATHS / POOL AREA =	32,723 SF	NONE	32,723 SF	28,800 SF	9,600 SF
AREA OF BUILDINGS =	80,645 SF	NONE	80,645 SF	14,000 SF	14,000 SF
AREA OF GRAVEL =	0 SF	NONE	NONE	NONE	NONE
TOTAL COVERAGE FOR LOT D1 =	37.8% (282,028/746,300)	0% (0/101,905)	33.2% (282,028/848,205)	44% (42,800/97,993)	24.1% (23,600/97,993)

OWNER AND APPLICANT
ESSEX INN PARTNERSHIP, LTD.
PO BOX 8567
ESSEX, VT 05451

ZONING INFORMATION
MIXED USE DEVELOPMENT - PLANNED UNIT DEVELOPMENT DISTRICT (MXD-PUD)
* Dimensional Requirements are at the discretion of the Town of Essex Planning Commission



DATE: 11-19-25
REVISION: RECORD DRAWING
DESIGN: FINAL
DRAWN: SKETCH/CONCEPT
CHECKED: BWC
SCALE: 1"=60'
O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX, VT
PHONE: 878-9599
FAX: 878-9589
E-MAIL: ocbca@olearyburke.com

THE ESSEX RESORT & SPA
ESSEX WAY
ZEN GARDEN & TRAIL SITE PLAN

BY: DATE: 11-19-25
JOB#: 98066
FILE: 98066-S3
PLAN SHEET # **4**