

LOCATION PLAN

**Legend**

- PROJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- 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  
ICOMMERCIAL - GOLF

CHURCH OF LATTER DAY SAINTS  
N/F

PARCEL D-1  
ESSEX RESORT HOLDINGS, LLC  
(15.4 ACRES)

ESSEX RESORT HOLDINGS, LLC  
PARCEL D-2

'THE WOODLANDS SUBDIVISION'

THE RESIDENCES

GOVERNORS MANSION

THE ESSEX RESORT

MANOR ON THE GREEN

HEALTH SPA

TENNIS COURTS

PARCEL D-21  
ESSEX RESORT HOLDINGS, LLC  
(2.25 ACRES)

TENNIS COURTS

TENNIS COURTS

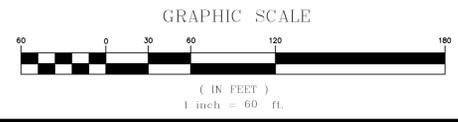
TOWN OF ESSEX  
(OPEN)  
OPEN SPACE / RECREATION ZONE

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

COVERAGE TABLE			
	LOT D-1 EXISTING	LOT D-2 EXISTING	LOT D-21 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% (142,800/97,993)

**OWNER AND APPLICANT**  
ESSEX RESORT HOLDINGS, LLC  
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: O'LEARY-BURKE  
DRAWN: O'LEARY-BURKE  
CHECKED: O'LEARY-BURKE  
SCALE: 1"=60'

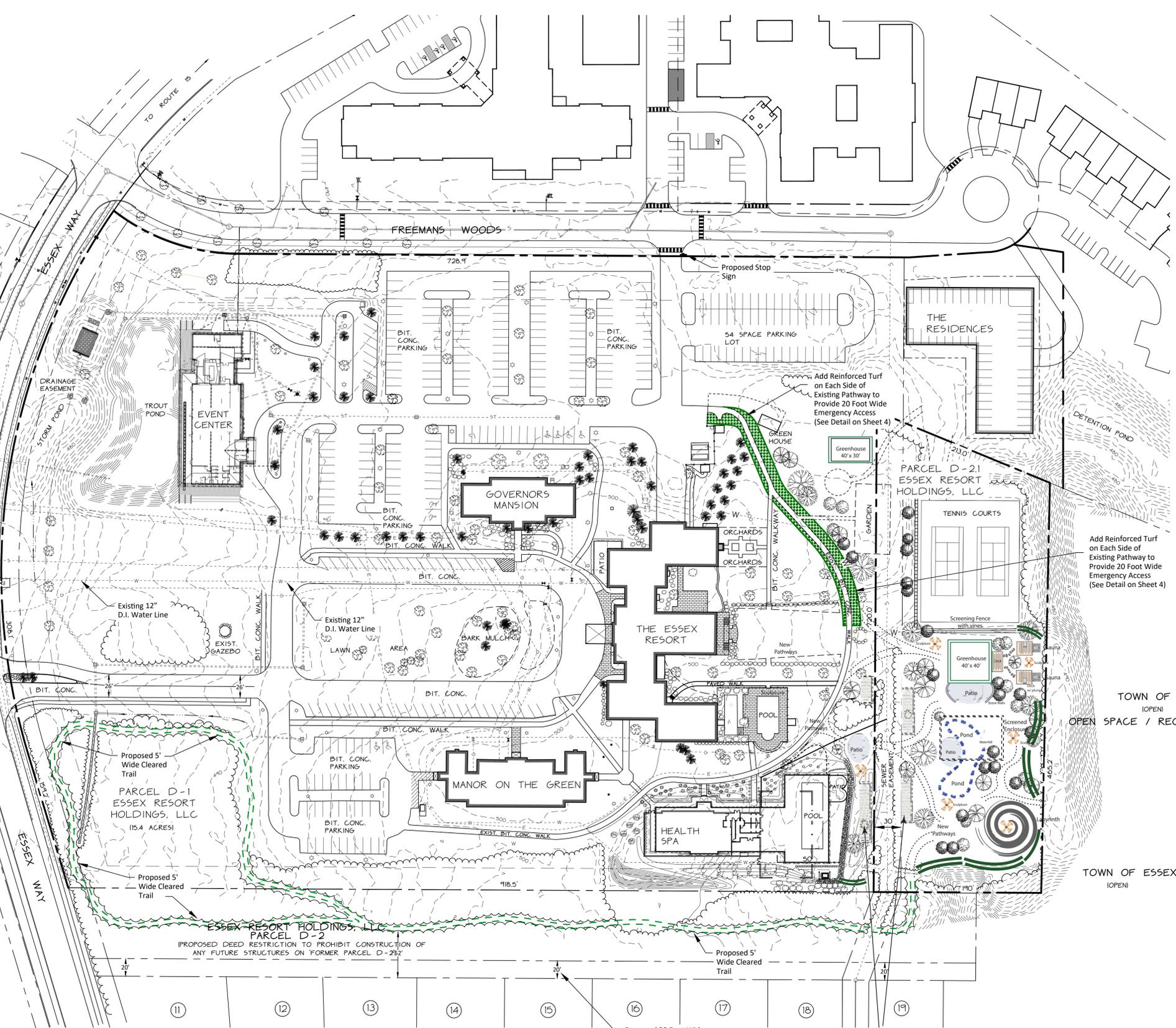
**THE ESSEX RESORT + SPA**  
ESSEX WAY  
EXISTING CONDITIONS



TOWN OF ESSEX  
N/F

JOHN LANG REVOCABLE TRUST  
N/F  
COMMERCIAL - GOLF

CHURCH OF LATTER DAY SAINTS  
N/F



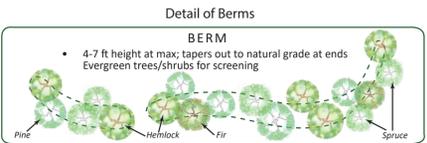
**Proposed Tree List**  
(Note: Tree list is preliminary and provided to show general species and arrangement. Exact tree species, sizing and locations will most likely vary due to availability and final design preferences.)

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'

Add Reinforced Turf on Each Side of Existing Pathway to Provide 20 Foot Wide Emergency Access (See Detail on Sheet 4)

TOWN OF ESSEX (OPEN)  
OPEN SPACE / RECREATION ZONE

TOWN OF ESSEX (OPEN)

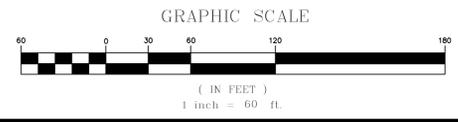


Proposed 20 Foot Wide Easement to Abutting Landowners of Woodlands Subdivision For Screening Purposes

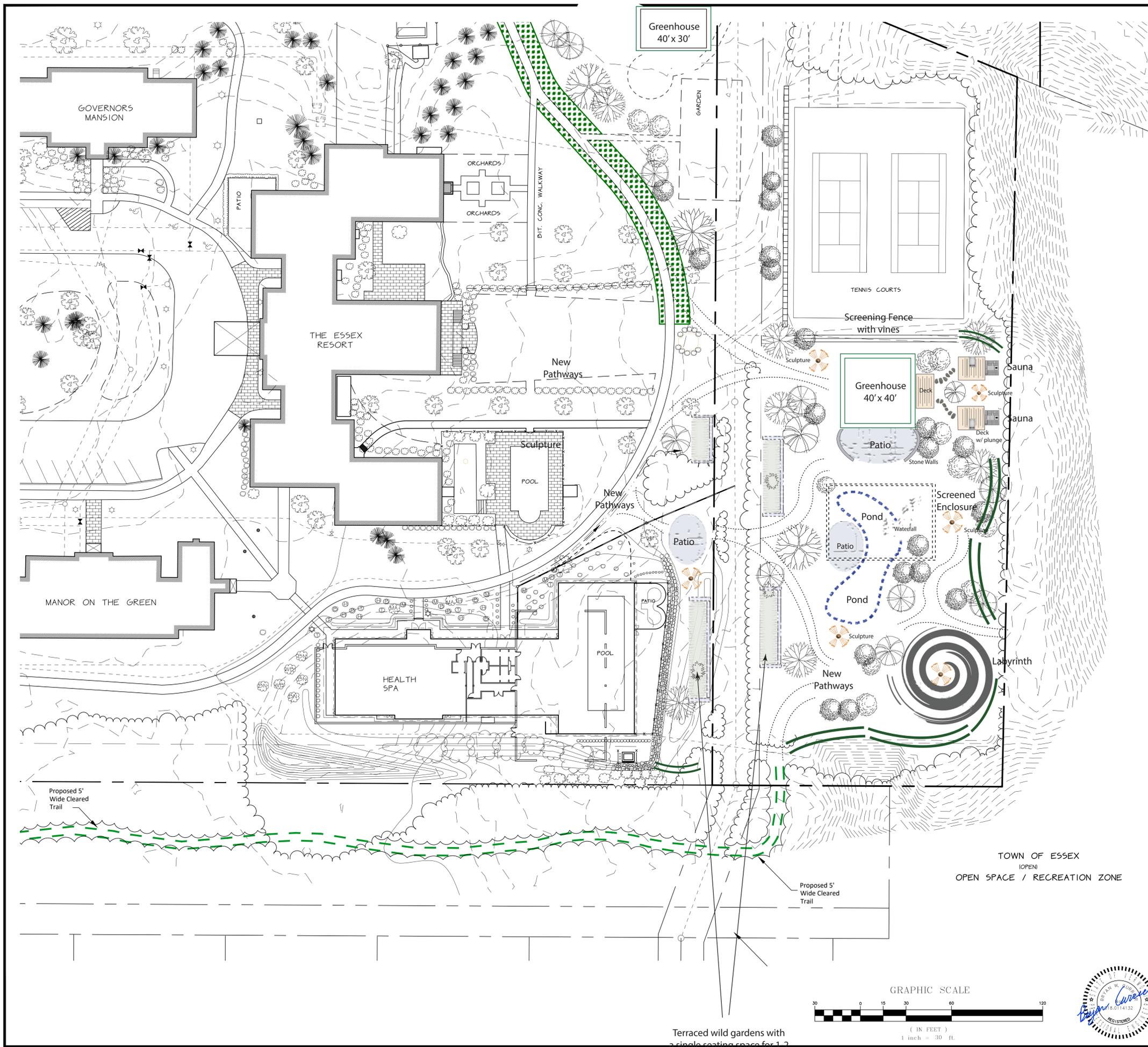
Terraced wild gardens with a single seating space for 1-2 people - a contemplative, private space.

**OWNER AND APPLICANT**  
ESSEX RESORT HOLDINGS, LLC  
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: 2-19-26	REVISION: REVISED TO MOVE & REDUCE TRAIL TO 5 FEET WIDE, RELOCATE ZEN GARDEN AMENITIES, ADD EMERGENCY ACCESS	BY: SEC
SURVEY: OBCA	RECORD DRAWING	DATE: 11-19-25
DESIGN: SEC	PRELIMINARY	JOB#: 98066
DRAWN: SEC	FINAL	FILE: 98066-S3
CHECKED: BWC	SKETCH/CONCEPT	PLAN SHEET #
SCALE: 1"=60'	<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b>	2
	13 CORPORATE DRIVE ESSEX, VT PHONE: 878-9880 FAX: 878-9889 E-MAIL: odbc@olearyburke.com	
	<b>THE ESSEX RESORT + SPA</b> ESSEX WAY	
	<b>OVERALL ZEN GARDEN + TRAIL SITE PLAN</b>	



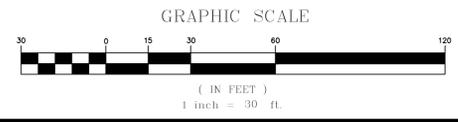
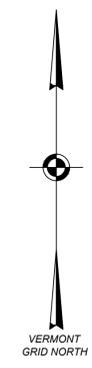
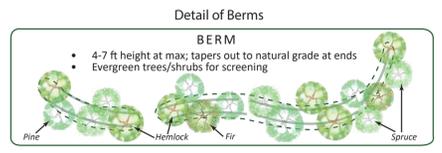
### Legend

- PROJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXISTING FOOTPRINT LOT
- SETBACK
- SIDELINE OF EASEMENT
- CONTOUR LINE ( U.S.G.S. DATUM )
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- PROPOSED CLEARING LIMITS
- CLASS III WETLAND
- EXISTING SEWERLINE
- EXISTING WATERLINE
- EXISTING STORMWATER LINE
- EXISTING GAS LINE
- EXISTING POWER
- EXISTING LIGHT POLES
- EXISTING PLANTINGS

### Proposed Tree List

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Louisia Crabapple	<i>Malus 'Louisia'</i>	1	6-7'	10-15'
Heritage River Birch	<i>Betula nigra 'Heritage'</i>	2-3	7-8'	18-20'
Peach	<i>Prunus persica</i>	2	5-6'	10-14'
Cherry	<i>Prunus avium</i>	2	5-6'	12-15'
Pear	<i>Pyrus rosaceae</i>	2	5-6'	12-15'



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SURVEY: OBCA	RECORD DRAWING	DATE: 11-19-25
DESIGN: SEC	PRELIMINARY	JOB#: 98066
DRAWN: SEC	SKETCH/CONCEPT	FILE: 98066-S3
CHECKED: BWC		PLAN SHEET #
SCALE: 1"=30'		3

**THE ESSEX RESORT + SPA**  
ESSEX WAY  
**30-SCALE LANDSCAPING PLAN**

Terraced wild gardens with a single coating space for 1-2 people - a contemplative, private space.



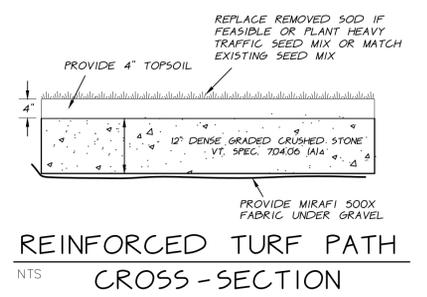
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- EXISTING PLANTINGS

TOWN OF ESSEX  
N/F

JOHN LANG REVOCABLE TRUST  
N/F  
COMMERCIAL - GOLF

CHURCH OF LATTER DAY SAINTS  
N/F



REINFORCED TURF PATH  
CROSS-SECTION

APPROXIMATE LOCATION OF EXISTING IRRIGATION WATER LINE TO BE EXTENDED TO SERVE PROPOSED GREENHOUSE

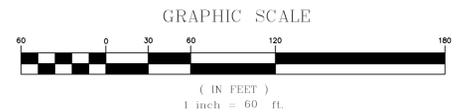
APPROXIMATE LOCATION OF GREENHOUSE. SEE LANDSCAPING SHEET

**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-21 EXISTING	LOT D-21 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 D-1	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 RESORT HOLDINGS, LLC  
PO BOX 8567  
ESSEX, VT 05451

**ZONING INFORMATION**  
MIXED USE DEVELOPMENT - PLANNED UNIT DEVELOPMENT DISTRICT (MXD-PUD)  
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SURVEY: OB/CA	RECORD DRAWING	DATE: 11-19-25
DESIGN: SEC	FINAL	DATE: 08/09
DRAWN: SEC	PRELIMINARY	FILE: 98066
CHECKED: BWC	SKETCH/CONCEPT	FILE: 98066-S3
SCALE: 1"=60'	<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b>	PLAN SHEET #
	13 CORPORATE DRIVE ESSEX, VT PHONE: 878-9989 FAX: 878-9989 E-MAIL: obca@olearyburke.com	

**THE ESSEX RESORT + SPA**  
ESSEX WAY  
**OVERALL SITE PLAN**