

ZONING REQUIREMENTS

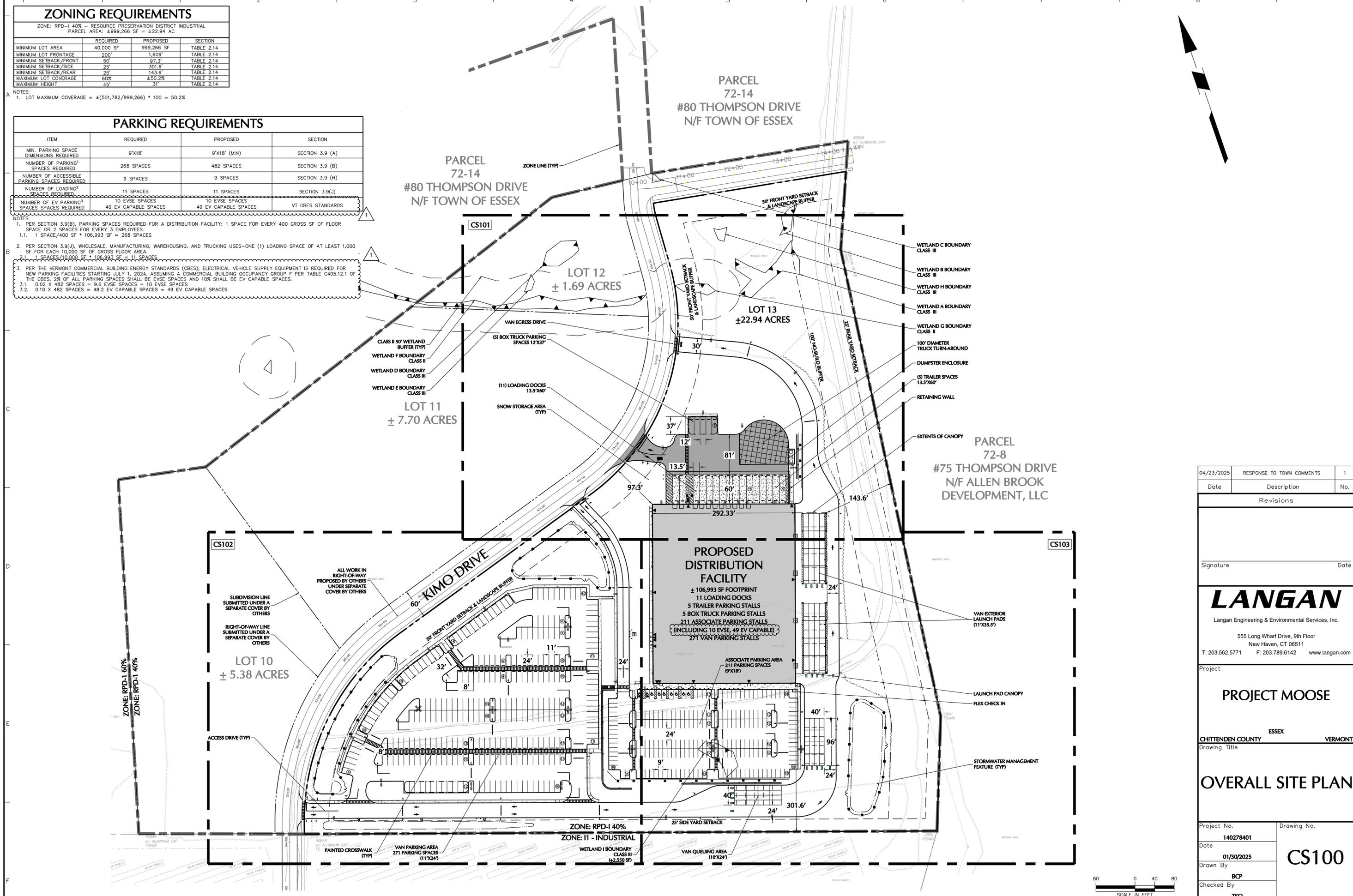
REQUIRED	PROPOSED	SECTION	
MINIMUM LOT AREA	40,000 SF	999,266 SF	TABLE 2.14
MINIMUM LOT FRONTAGE	200'	1,609'	TABLE 2.14
MINIMUM SETBACK/FRONT	50'	97.3'	TABLE 2.14
MINIMUM SETBACK/SIDE	25'	301.6'	TABLE 2.14
MINIMUM SETBACK/REAR	25'	143.6'	TABLE 2.14
MAXIMUM LOT COVERAGE	60%	±50.2%	TABLE 2.14
MAXIMUM HEIGHT	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. 140278401	Drawing No. 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	-	-	-	-	-	-	-	-	-	-	-	-	

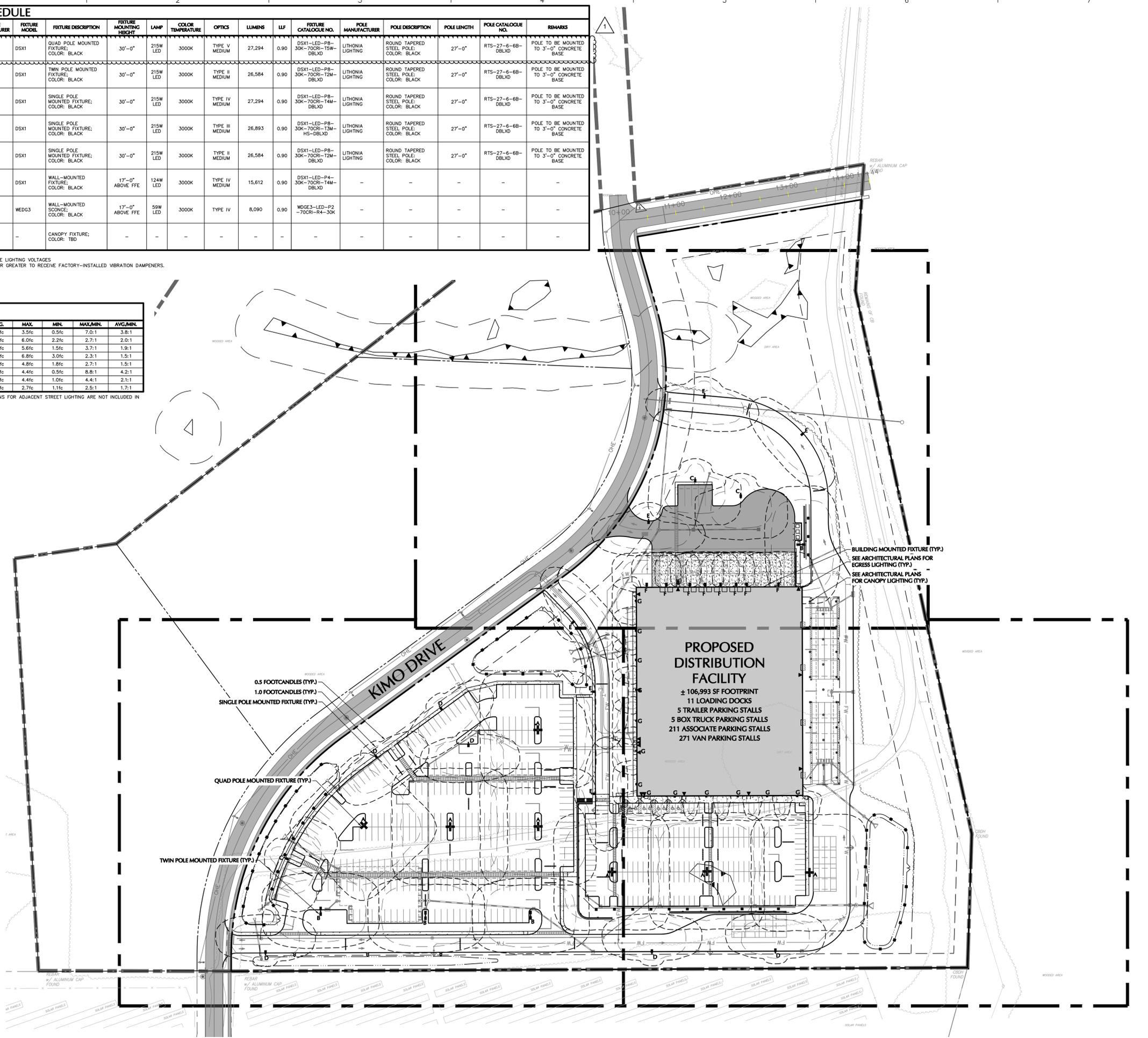
NOTES:
 1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.
 2. ALL POLES WITH 25' MOUNTING HEIGHT OR GREATER TO RECEIVE FACTORY-INSTALLED VIBRATION DAMPENERS.

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.

SHEET LEGEND
 1" = 1,000'



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

Revisions

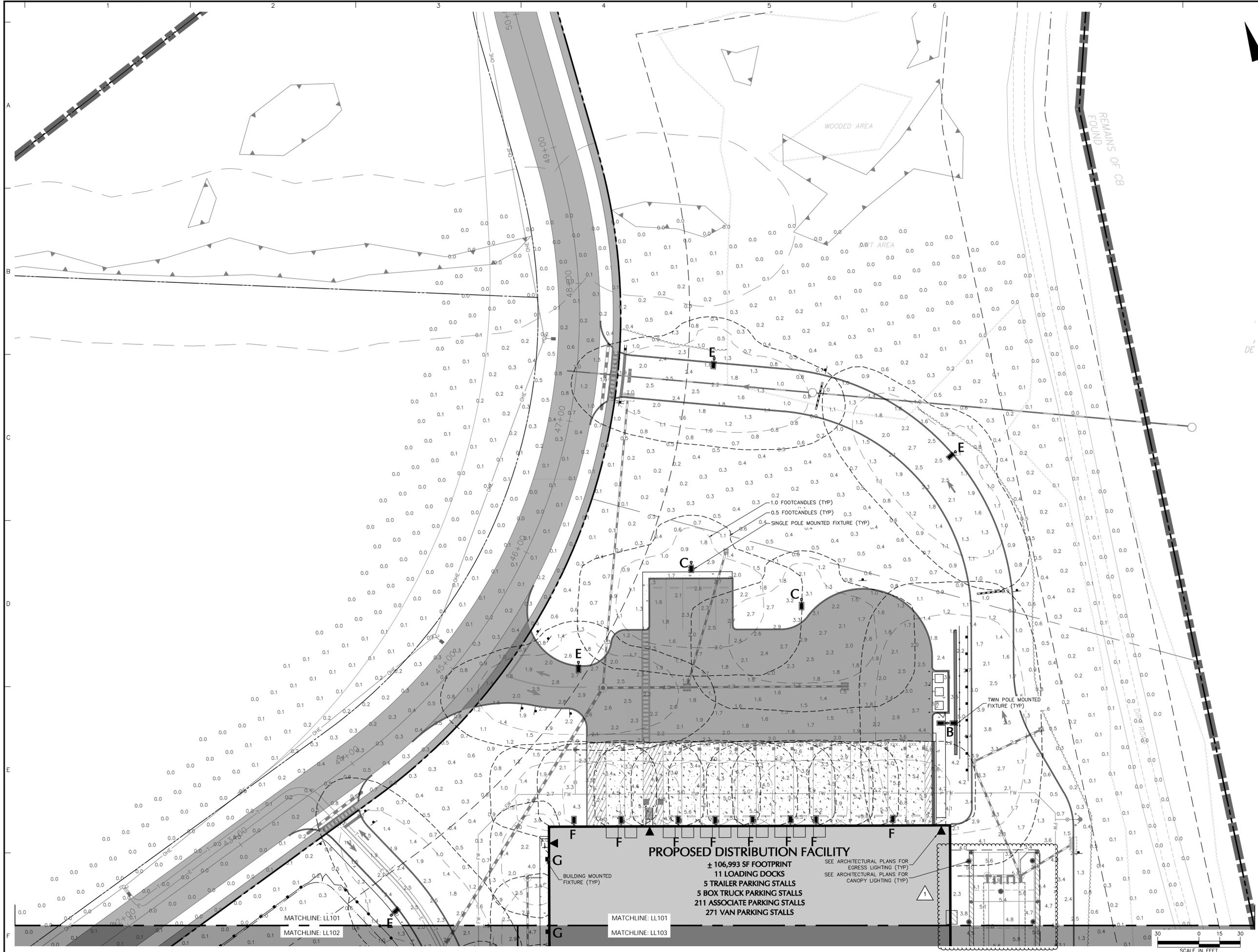
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Project
PROJECT MOOSE
 ESSEX
 CHITTENDEN COUNTY VERMONT

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

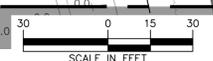
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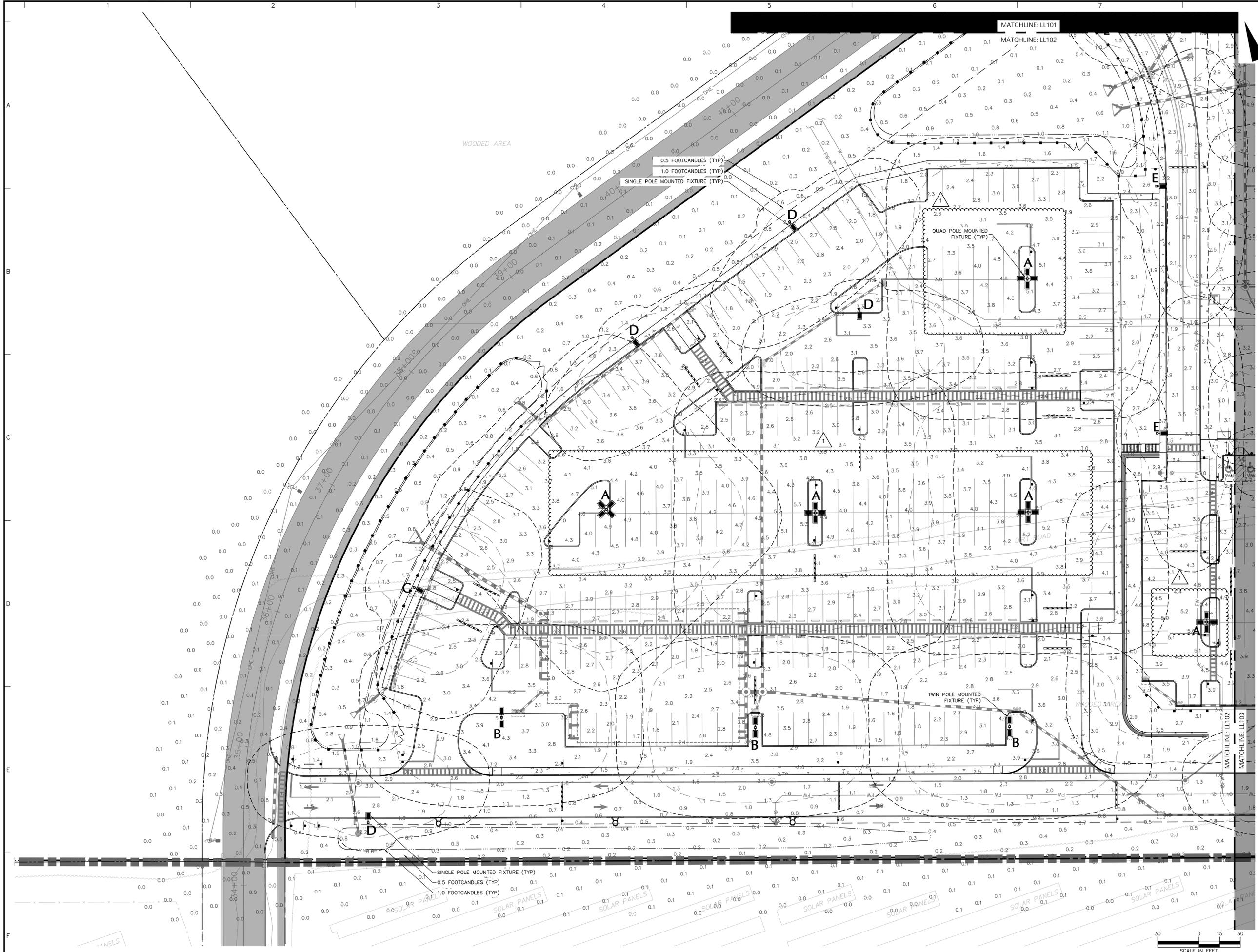
Project
PROJECT MOOSE
ESSEX
CHITTENDEN COUNTY VERMONT
Drawing Title

SITE LIGHTING PLAN I

Project No. 140278401	Drawing No. LL101
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





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 II

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



Project No. 140278401 © 2025 Langan

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.
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Project

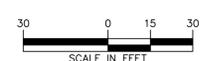
PROJECT MOOSE

CHITTENDEN COUNTY ESSEX 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

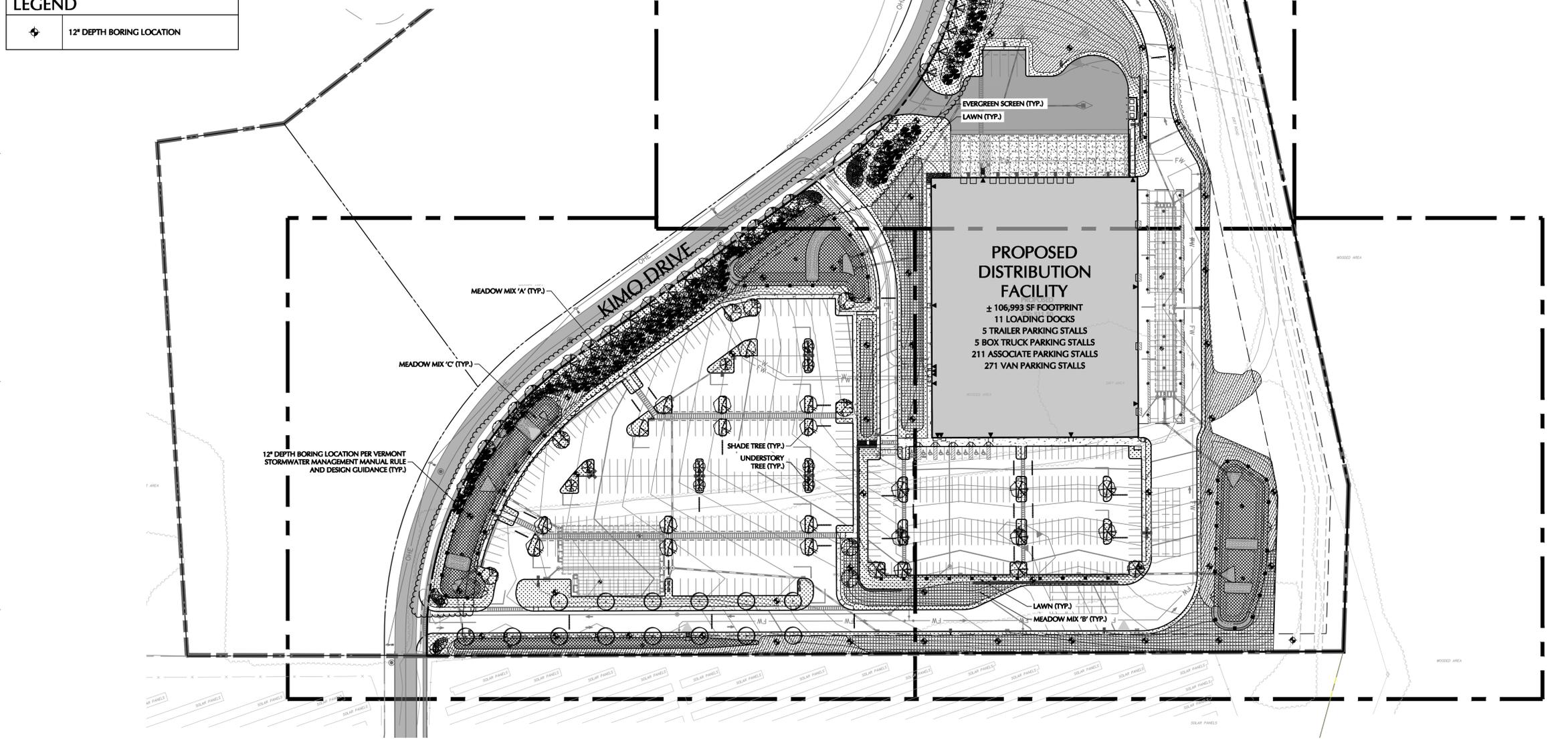
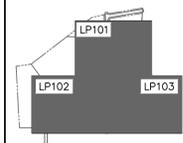
REGULATION SECTION	REQUIRED / PERMITTED	PROVIDED / PROPOSED	COMPLIANCE
5.6(A)	ONE STREET TREE SHALL BE PROVIDED FOR EACH FIFTY FEET (50') OF FRONTAGE ALONG A PUBLIC OR PRIVATE ROAD, PROVIDED THAT NO FEWER THAN TWO (2) STREET TREES SHALL BE PROVIDED FOR EACH LOT	ONE STREET TREE IS PROVIDED EVERY 50 FEET 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
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SHEET LEGEND

1" = 1,000'



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

Revisions

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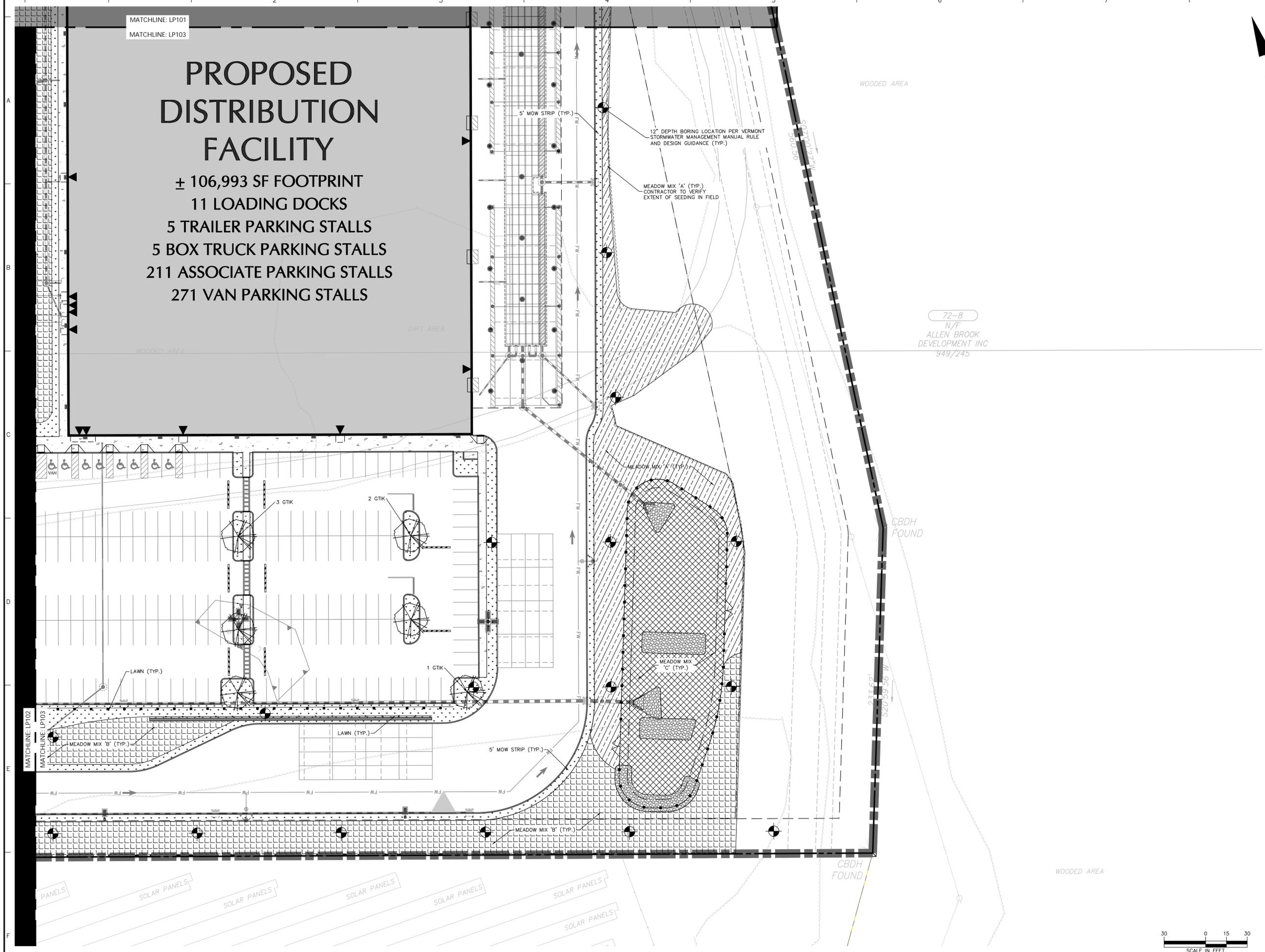
OVERALL PLANTING PLAN

Project No. 140278401	Drawing No. LP100
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
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72-8
 N/F
 ALLEN BROOK
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Project
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Drawing Title
PLANTING PLAN III

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

