

February 28, 2024

Chris Yuen  
Community Development Director  
City of Essex Junction  
2 Lincoln Street  
Essex Junction, VT 05452

Re: 227-229 Pear Street – Proposed Residential Building

Dear Chris,

The property owner of 227-229 Pearl Street is proposing to amend the approved residential building project on the existing lot, that permit is number SP-1.203.1. The new Applicant is proposing a different building layout, different site layout and additional units to the original submission. The new design will have 39 dwelling units on 4 stories, this is an increase of 5 additional units. The 39 new residential dwelling units will also now be a combination of studio units, single bedroom units, and double bedroom units. We have attached plans and calculations to help illustrate the proposed project, those are:

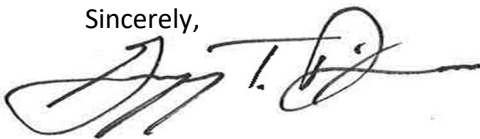
- Overall Property Plan C-0.00
- Preliminary Sketch Site Plan C-1.00
- Preliminary Architectural Drawings/Renderings
- Sewer Allocation Request Application
- Water/Sewer Design Flow Calculations

**Unit Break Down:**

- Studio Apartments – 11 Units
- Single Bedroom Apartments – 8 Units
- Double Bedroom Apartments – 20 Units

Many of the site calculations from the last project remain close to the same as was proposed in SP-1.2023.1. This would include coverage and stormwater calculations. We will provide updated calculations with the Final Plan submission when we come for Final Plan Submission. We are requesting because this project has not been drastically altered that the project be eligible to jump straight to final review. Thank you for your time reviewing the project. We look forward to your review and input. Please reach out if there are any additional comments, questions, or concerns.

Sincerely,



Greg Dixson, P.E.  
Krebs and Lansing Consulting Engineers, Inc.

February 28, 2024

Chris Yuen  
Community Development Director  
City of Essex Junction  
2 Lincoln Street  
Essex Junction, VT 05452

Re: 227-229 Pearl Street Project – Proposed Residential Building – Amendment to SP-1.2023.1

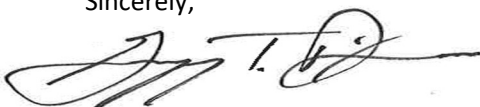
Dear Chris,

The property owner of 227-229 Pearl Street is proposing to amend the approved residential building project on the existing lot, that permit is number SP-1.203.1. The project has just applied for Conceptual Site Plan and is currently awaiting the City's planned schedule for next available meeting. The applicant would like to demolish the existing buildings and infrastructure in preparation for construction hopefully starting in spring/summer months. Attached are the following materials.

- Zoning Permit for Demolition – Signed by Owner and Applicant
- Copy of the Existing Conditions Plans C-0.00
- Materials for Conceptual Site Plan

We have attached the existing condition plan to show the buildings and infrastructure that will be demolished. Thank you for your time reviewing the project. We look forward to your review and input. Please reach out if there are any additional comments, questions, or concerns.

Sincerely,



Greg Dixson, P.E.